



THE STORY OF

Moor Lodge

Reepham, Norfolk

SOWERBYS

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Moor Lodge

The Moor, Reepham,
Norfolk, NR10 4NL

Rare Opportunity

Planning Consent Granted

Approximately One Acre Plot (STS)

Popular Location of Reepham Around 10 Minutes Away

Re-Build of House Granted

Planning Permission for Existing Cart Lodge
to be Turned into Residential Annexe

Peaceful and Quiet Road

Beautiful Countryside Views

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Moor Lodge, once lauded as one of the most elegant homes on the Moor, originally held the distinguished status of a Grade II listed building. Tragically, it succumbed to a devastating fire. However, with approved planning consent, there is now a unique opportunity to rebuild the residence. The plan includes the conversion of the existing cart lodge into a residential annexe.

Not only do these plans allow for the resurrection of the former magnificent home, but they also offer the prospect of leaving a personal imprint on the property.

A substantial and versatile home is what has been proposed at Moor Lodge. Everything you need has been thought of, with open-plan living spaces, multiple reception rooms for family gatherings, a study, and even a utility room to decant your boots when you return home from a stroll through the countryside.

The first floor will offer four bedrooms, two of which with en-suites and even a walk-in wardrobe to the principal. Whilst the other two remaining bedrooms will be well-served by the family bathroom.

Meanwhile, the cart lodge is also awaiting a transformation into a two bedroom annexe. This dwelling would be ideal for multi-generational living, or perhaps even an additional income stream as a holiday let.

The plans for the property are available on the South Norfolk and Broadland Planning Portal (Reference: 20220997).

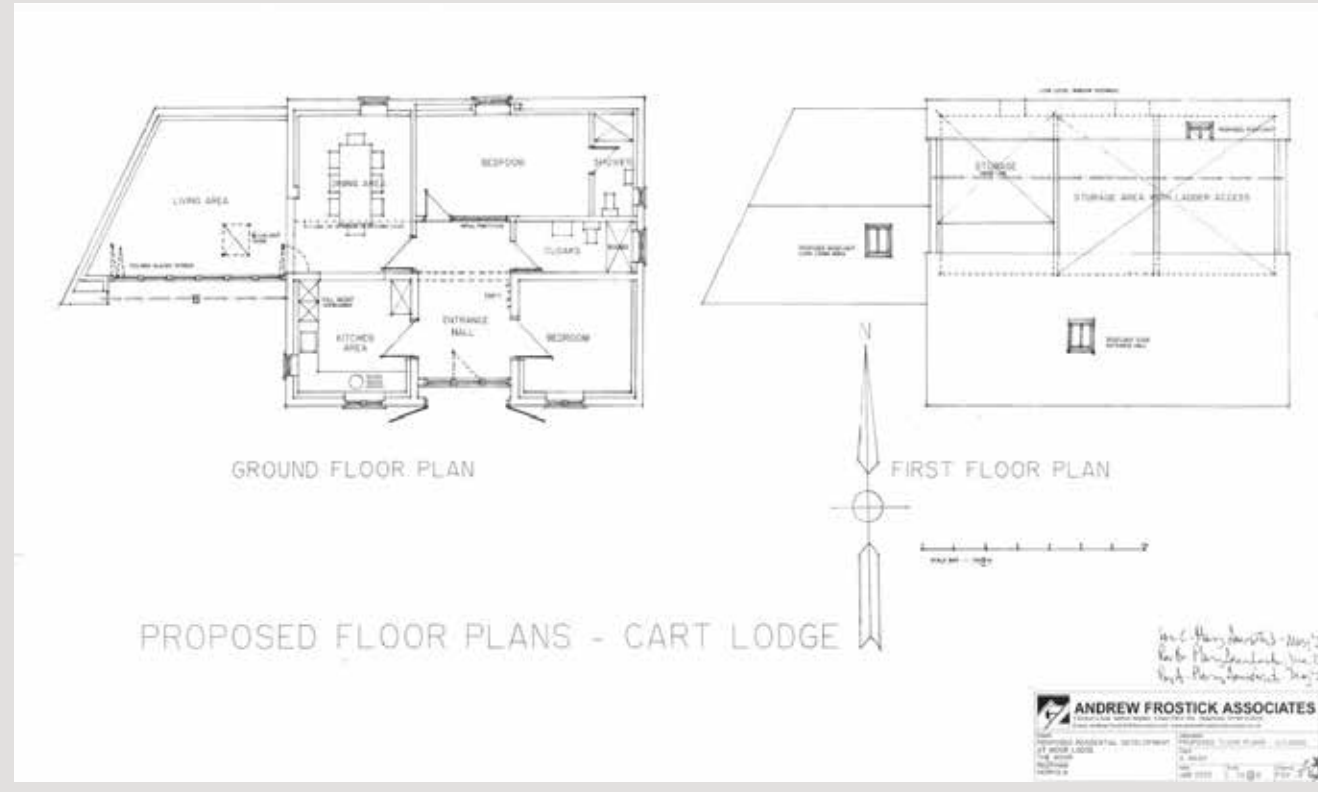
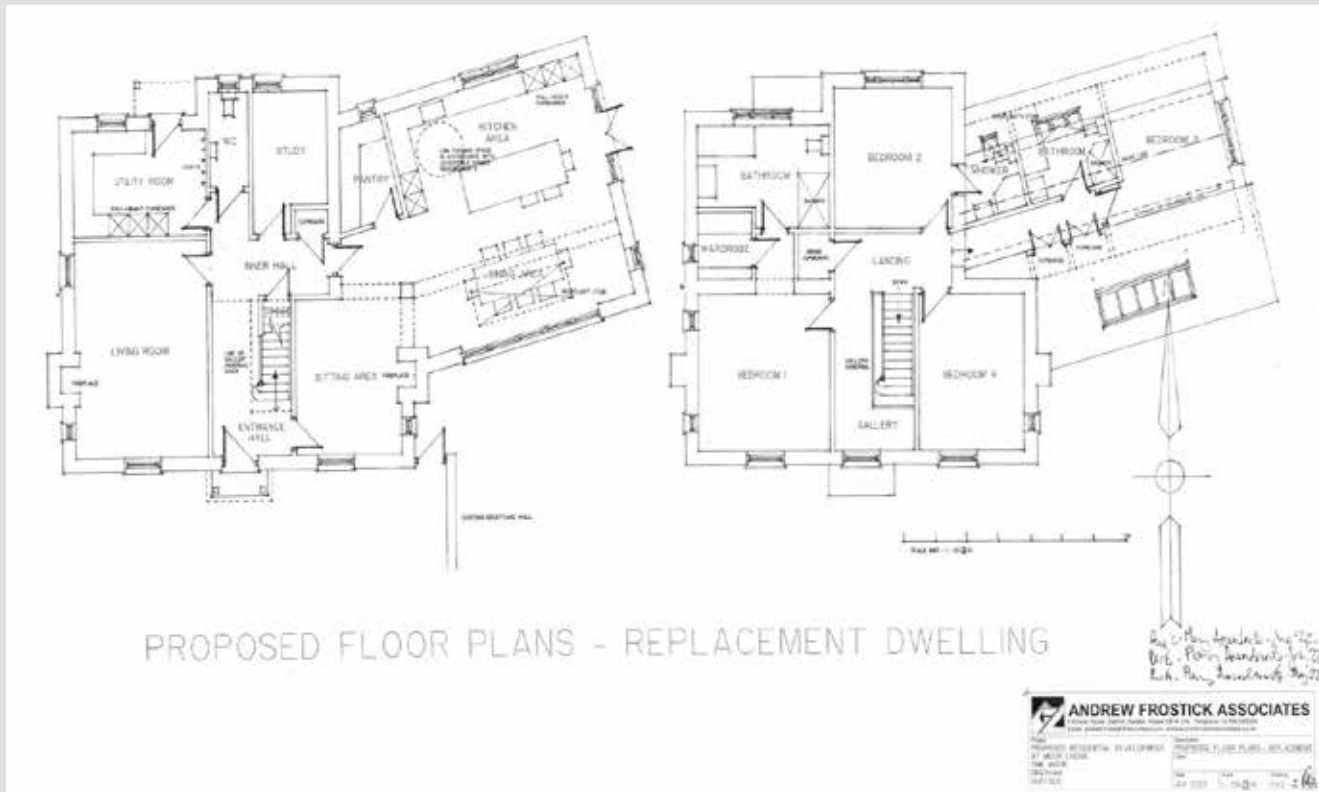
For a growing family, Moor Lodge is conveniently located approximately 10 minutes walk away from the thriving town of Reepham. This vibrant town boasts an array of shops, cafes, and schools, making it a highly desirable area for both homeowners and visitors.

Situated on a 'no through road' with minimal traffic, the Moor provides an extraordinarily tranquil setting and a high degree of privacy.

The expansive plot spans around one acre (STS) and is surrounded by lush farmlands and grazing fields. Being situated in a conservation area ensures that the captivating views will remain unaltered over time.









ALL THE REASONS

Reepham

IN NORFOLK
IS THE PLACE TO CALL HOME



Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its 'market town' status since 1277.

There's a large selection of shops for a town of its size, including: a small supermarket, several cafes. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses. A popular eatery to visit is the Kings Arms, with delicious food, and a warming atmosphere.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.



According to legend the town once had three churches, built by three sisters - as depicted on the town sign - although the remains of only one are present today and St Mary's is the single parish church.

The market town of Aylsham is a short drive away, and offers a wide selection of amenities, and the nearby Georgian town of Holt enjoys a wide variety of shops, restaurants, galleries and individual boutiques, as well as the highly regarded Gresham's School. The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.



SERVICES CONNECTED

Mains water, electricity and drainage. Heating to be confirmed.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

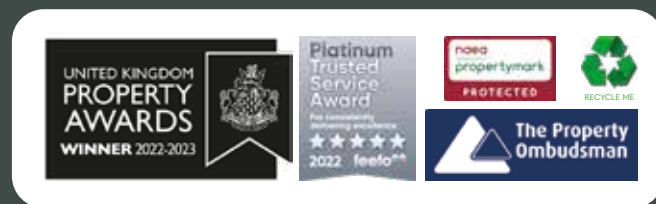
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AGENT'S NOTE

Please note the image of the fully rendered house was before the fire. The walled garden will be subject to an uplift clause. Details to be confirmed.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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