



THE STORY OF

Manor Lodge

Baconsthorpe, Norfolk

SOWERBYS

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Manor Lodge

Church Lane, Baconsthorpe,
Norfolk, NR25 6LU



Unique Period Residence

Two Receptions and Three Bedrooms

Spacious Kitchen/Breakfast Room

Detached Outbuilding

Glorious Grounds of 0.70 Acre (stms)

Excellent Scope for Enhancement

Potential Land Opportunity (stpp)

Idyllic Semi-Rural Location

Surrounded by Open Countryside



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“Once associated with a local manor house, the older part of the building showcases a wealth of period detail...”

Ornate architectural detail, an abundance of local history and provenance all set in glorious, private grounds with endless potential and versatility.

Manor Lodge comes to the open market for the first time in over 50 years. This unique and fascinating residence was once associated with a local manor house and estate and over the years it has been extended and enhanced to provide a beguiling home set in extensive gardens and nestled in an idyllic location surrounded by open countryside.

Whilst it would be fair to say the property would now benefit from a degree of modernising it offers huge scope and potential to create a wonderful home that embraces its special environment.

Built originally in the 19th century, the older part of the building showcases a wealth of period detail with ornate brick elevations, highly decorative door and window openings and set under a clay tiled roof.



Extensively enhanced and extended in modern times, the property now offers over 1,300sq. ft. of accommodation all set over a single level.

Notably, highlights of the accommodation include a large kitchen/breakfast room, dining room with exposed beams, an exceptional sitting room with ornate inglenook style fireplace and wood-burner, plus three double bedrooms served by a spacious shower room.

The accommodation is highly versatile and offers great scope for further enhancement subject to relevant planning consents.

In addition to the main accommodation there is a charming, detached brick-built workshop. This attractive, period building offers further scope for adaptation.





Outbuilding
Approximate Floor Area
133 sq. ft
(12.35 sq. m)



Ground Floor
Approximate Floor Area
1,321 sq. ft
(122.72 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The gardens and grounds are an exceptional feature of this unique home and provide a wonderful environment for the property to enjoy. Surrounded by open countryside on all sides, the grounds extend to around 0.70 acre (stms).

Enjoying a glorious south-westerly aspect the gardens feature a wraparound raised sun terrace looking out over sprawling lawns and a wide selection of established shrubs and trees. The gardens are perfect for personalisation whether you are looking for formal displays, functionality or space to pursue hobbies and interests.

On the far east boundary of the gardens and road facing is a garage building. Subject to relevant planning consents this may offer scope and potential for further enhancement and possibly separation.

Manor Lodge commands an idyllic setting perched on the edge of Baconsthorpe village. This privileged and semi-rural setting personifies Norfolk country life whilst being conveniently placed for the Georgian market town of Holt and the north Norfolk heritage coastline.



ALL THE REASONS



Baconsthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Baconsthorpe is surrounded by unspoilt countryside, situated approximately four miles east of Holt and a short distance from the North Norfolk Coast. It is one of the few places in the county where a census before 1841 containing names survives. It is here that the ruins of Baconsthorpe Castle can be found, which date back to the early 15th century. Holt is one of the most attractive

small towns in Norfolk with the main street lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from Sowerbys



The rear of the property, from within the garden

“...a beguiling home set in extensive gardens and nestled in an idyllic location surrounded by open countryside..”

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SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8390-5218-0522-8393-3273

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

What3words: ///quilt.documents.hypnotist

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