



THE STORY OF

The Old House

Feltwell, Norfolk

SOWERBYS



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The Old House

9 Lodge Road, Feltwell
Norfolk, IP26 4DL

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More Than 4,100 Sq. Ft. Of Living Space
and Sitting on a Good-Sized Plot

Renovated and Sympathetically Modernised Throughout

Kitchen/Breakfast/Living Room with
a Pantry and Utility Room

Open-Plan Living/Dining Room, Two Bay Windows,
Two Fireplaces and Exposed Floorboards

Separate Studio Room and A Further Separate Library

Five Double Bedrooms to First Floor and
Beautifully Appointed Family Bathroom

Charming and Spacious En-Suite to Principal Bedroom

Beautiful Landscaped Part-Walled
Garden and a Summer House

Self-Contained and Stylish One-Bedroom Annexe

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“Having a huge living space and extensive private garden has been incredibly luxurious.”

Since 2019, The Old House, formerly the esteemed Chief Manor House of Feltwell, has undergone a complete transformation, creating an unparalleled family home; a haven where each space beckons to be savoured not just daily, but all year-round.

From the moment you set foot inside, this home captivates with its charm and contemporary flair, offering a warm and airy embrace. The seamless blend of older charm and modern aesthetics fosters an atmosphere perfect for family gatherings

and relaxation, presenting a delightful conundrum of choosing a central hub amidst numerous inviting spaces – a truly luxurious dilemma.

Picture stepping into the kitchen/breakfast/sitting room, nestled beside a dual fireplace, where culinary creativity flourishes. Mornings elegantly unfold here, especially when sipping a cup of coffee by the parlour’s log burner, overlooking the meticulously landscaped garden through the patio doors.





The open-plan sitting room and dining area beckons to be filled with the laughter of loved ones during family gatherings. With bay windows framing picturesque views, exposed floorboards exuding character, and dual fireplaces casting a warm glow, this space sets the stage for unforgettable moments of camaraderie and merriment.

For those embracing the remote work lifestyle, a studio room offers a serene and inspiring setting. Bathed in natural light and overlooking the garden, productivity becomes a pleasure.



Head upstairs and you are greeted by a bright landing leading to five beautifully appointed bedrooms and a family bathroom. Each exudes tranquillity and comfort but the principal bedroom steals the spotlight, with its dual aspect windows and an en-suite boasting original brick walls and a luxurious bathtub – an oasis for indulgent relaxation.

“We’d describe our home as timeless, stylish, airy.”

Venture further on this level to discover a hidden doorway leading to a sprawling top-floor retreat. Spanning 34 feet, this versatile space promises endless possibilities, whether as a sumptuous bedroom, an art studio bathed in light, or a cosy cinema hideaway – the choice is yours.





“I’ve loved relaxing in the giant bath in the en-suite by candlelight, surrounded by beautiful original brick walls, with a glass of prosecco... it’s been a favourite spot!”





Outside, the transformation continues with a self-contained annexe designed for utmost comfort and style. Open-plan living seamlessly connects the kitchen, sitting area, and bedroom, complemented by a sleek bathroom.

The professionally landscaped garden invites admiration with its sun-drenched patio, verdant lawns, and a charming summer house – a picturesque setting for al-fresco relaxation or evening soirees.

With additional outbuildings brimming with potential, The Chief Manor House of Feltwell stands as a testament to exquisite living, awaiting its next fortunate inhabitants to revel in its splendour and call this amazing property home...





SOWERBYS — a new home is just the beginning

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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ALL THE REASONS

Feltwell

IN NORFOLK
IS THE PLACE TO CALL HOME



The large village of Feltwell is ideally located for walks or bike rides in picturesque country surroundings. Nearby attractions include Thetford Forest, Lynford Water and the National Trust Oxburgh Estate. The street known as 'The Beck' was once a river.

The village is incredibly well served, with two convenience stores, a Post Office, and numerous shops, as well as two pubs and a Chinese takeaway. With a thriving community, there's a social club and plenty of leisure activities to take part in. Residents also benefit from a primary school, a doctor's surgery, a pharmacy and a vet. The village also has two churches and a Methodist chapel. Unless you want to, there's no need to leave!

Further amenities are available in Downham Market, Ely and Thetford, each within a 30 minute drive.

Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line from King's Lynn and Ely into London King's Cross, a growing number of professionals are attracted to the area.

It's easy to see the appeal of this central location within easy reach of the wider world, yet enjoying the tranquillity and beauty of the Norfolk and Suffolk countryside.



Note from the Vendor



“This is a well-known and regarded house in the area, having been the Doctor's house in Feltwell for centuries.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 8903-6774-9629-5327-0863

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: ///stow.gladiator.calculate

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