



Rowan Lodge  
Back Lane | Burgh Castle | Norfolk | NR31 9QJ

# MAKING MEMORIES



“If you’re looking for a home where you can enjoy time with family and friends, have easy access to the Norfolk Broads and to the beach, be tucked away next to paddocks and woodland and yet have shops, schools and more on the doorstep, this is the place for you!

With a magnificent sociable family kitchen and a garden designed for entertaining, complete with hot tub, tiki bar and sauna, you’re sure to have so much fun at this impressive family abode.”





# KEY FEATURES

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- A Contemporary Detached Chalet Bungalow situated in the Village of Burgh Castle
- Five Bedrooms, Four Bath/Shower Rooms – Two of which are En-Suite
- The Principal Bedroom benefits from an En-Suite Shower Room and a Walk-In Dressing Room
- Large Open Plan Kitchen/Dining Room with Patio Doors to the Lean-To and onto the Garden
- Spacious Living Room with Open Fireplace & Separate Sunroom
- Electric Heating along with Solar Panels & Battery Storage providing Money Back
- Brick Built Building housing the Utility Room and Sauna with Changing Facilities and WC
- Enclosed Low Maintenance Rear Garden with Summerhouse, Tiki Bar, Hot Tub and BBQ Area
- The Accommodation extends to 2,954sq.ft
- Energy Rating: D

This property is a real find. Tucked away next to open countryside down a quiet lane, it sits in a peaceful position with very little passing traffic, yet it's walking distance from the pub and from the shops, as well as the marina and the river. The golden sands of Gorleston and Great Yarmouth are only a ten-minute drive, so there's plenty to enjoy and explore. The property itself has been well maintained and the current owner has further improved it, so it's practical, attractive, easy to care for and well set for the future.

## A Glorious Setting

When the owner first came to the view the property, she was drawn by the peaceful position, the green surroundings and the sheer amount of space on offer, both inside and out. As soon as she saw the kitchen, she knew this was the place for her, and she's made truly wonderful memories here. Now as she downsizes, you too can enjoy all that the house, garden and location have to offer, whether you love to fill your home with family and friends or you prefer to use it as a place to get away from it all. It's a lovely warm and welcoming home, and it's practical too, with solar panels and battery storage to keep costs to a minimum.







# KEY FEATURES

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## Room For All

On the ground floor, you come into a stunning light and spacious entrance hall with the attractive solid oak stairs sweeping up to the galleried landing above. To the front of the house you'll find three good-size bedrooms, along with a shower room and bathroom, the latter with a feature freestanding bath adding a touch of luxury. It's been perfect for the current owner as she could have her elderly mother here for five years, able to live wholly on the ground floor without needing to go upstairs for anything. It's ideal for anyone with limited mobility. At the rear of the house you'll find the living space. This consists of a spacious sitting room with feature fireplace and double doors to the hall and to the sunroom. The sunroom in turn has three sets of double doors onto the garden and also leads onto the kitchen, so it's perfect as a dining room or second sitting room. But it's the kitchen that really stands out here. A quality bespoke design with granite and wooden worktops, there's a large island in the centre that comfortably seats four, a further dresser style run of units, plus space for both seating and dining. This opens back onto the hall, so there's an easy flow throughout the living areas. It would work well for young families as you can easily keep an eye on little ones without having to follow them around. For families with teens, you have this wonderful space to gather in the kitchen, but parents can sleep in one of the two large en-suite bedrooms on the first floor, while the teens have their own private space below. It's also nice when you have guests – nobody is on top of each other and you don't have to wait in line for the bathroom when everyone's getting ready in the mornings.

## Perfect For Parties

There's so much more to see outside. The garden divides into different areas and is ideal for entertaining. You have a summer house for when it's not quite warm enough to be outside but you still want to enjoy the garden, a sauna complete with changing room and utility room, a barbecue area, tiki bar, hot tub and more. You can imagine having a lot of fun here with your family and friends! The owner has replaced the lawn with high quality artificial grass and slate, so there's very little gardening to do and you can spend all the more time relaxing outside instead! That said, if you are a keen gardener, this is a good size plot so you can indulge those green fingers to your heart's content. The garden is totally private and there's only paddocks next door with mature trees beyond. The owner has seen a huge amount of wildlife during her time here and has egrets and herons nesting close by. There are some lovely walks in the area, plus moorings at the nearby marina. You can walk to the pub or hop in your car and explore the area or head to the beach for a walk or a swim in the sea.



















































# INFORMATION

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## On The Doorstep

The nearby town of Gorleston-On-Sea is located on the coastline to the East of Norwich offering easy access to the Broads, the coast and surrounding countryside. Caister is a thriving coastal village which provides convenient schools, doctors, dentists, pubs, supermarkets and a garage with an assortment of shops and take-aways.

## How Far Is It To?

It is only 20 miles from the cathedral city of Norwich and is close to the Norfolk Broads National Park. Nearby Filby Broad, just over 4 miles, offers an exceptional range of recreational facilities including sailing, windsurfing and kayaking. The north Norfolk coast is within easy reach making the recreational facilities in the area excellent.

## Directions - Please Scan QR Code Below

When leaving Beccles on the A146 toward Norwich, at the roundabout take the 3rd exit onto the A143 towards Gt Yarmouth. You will pass through the villages of Haddiscoe, St Olaves and Fritton. When you reach the village of Belton take a left on to Beccles Road. This road joins Bracon Road and continue along this road and then turn right on to New Road. Then take the 1st exit at the roundabout onto Stepshort. Continue down the road onto Butt Lane until you reach the end and turn right onto High Road. After turning right almost immediately turn left at The Queens Head Pub onto Back Lane, Continue down Back Lane until you get to a sharp right corner, the property will be in front of you on the sharp bend.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [with.electrode.furniture](#)

## Services, District Council and Tenure

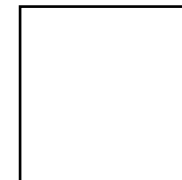
Electric Heating with Solar Panels, Battery Storage & Solar I Boost for Hot Water Heating. All generating an income of approx £1000-£1200 per annum and fully owned by the current vendor.

Super Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

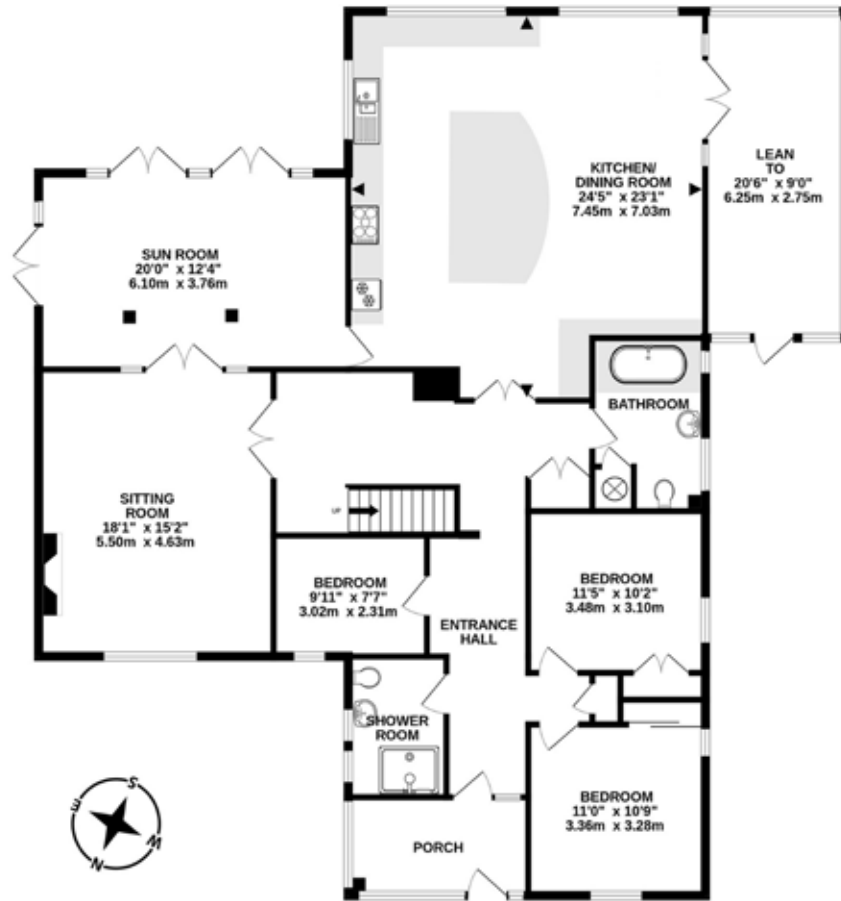
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Great Yarmouth Borough Council - Tax Band F

Freehold



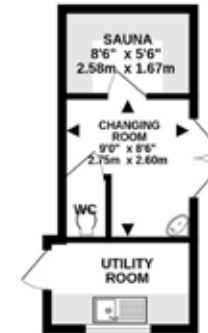
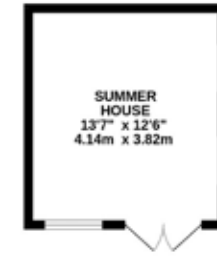




GROUND FLOOR  
2059 sq.ft. (191.2 sq.m.) approx.



1ST FLOOR  
886 sq.ft. (81.2 sq.m.) approx.



OUTBUILDINGS  
347 sq.ft. (32.1 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2954 sq.ft. (274 sq.m.) approx.  
TOTAL FLOOR AREA : 3301 sq.ft. (306.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









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