



The Lodge
Hall Road | Hemsby | Norfolk | NR29 4LF

AN AIR OF ELEGANCE



“This handsome Grade II listed Georgian home has wonderful proportions and a host of elegant original features. Sitting in approximately 2 acres of glorious gardens and woodland, just over a mile inland from a popular beach, it’s a delightful family home and perfectly balances country life with access to amenities.”



KEY FEATURES

- A Handsome Grade II Listed Georgian Property with an Attached Annexe situated in the Coastal Village of Hemsby
- Five First Floor Bedrooms & Two Attic Rooms
- Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room
- Kitchen/Breakfast Room, Separate Utility, Pantry & Boot Room
- Two Reception Rooms and a Cellar
- Attached Self Contained Two Bedroom Annexe
- The Gardens and Grounds extend to approximately 2 acres (stms)
- Double Garage and Large Driveway provides Plenty of Parking
- The Accommodation extends to 5,180sq.ft
- No EPC Required

This attractive property has been in the same ownership for over 50 years – a testament to its success as a family home. Spacious and comfortable, it's a lovely place in which to spend time and perfect for raising a family and for social occasions. The south and west facing landscaped gardens are secluded, wonderfully mature and the surroundings peaceful, yet you're only a five-minute walk from the centre of the village and a mile from the beach. The grounds extend to additional wildlife friendly woodland and pond across Hall Road.

Putting Down Roots

Dating back to the early 18th century with Georgian additions, this home was originally part of the Elizabethan Hemsby Hall estate. Under the same ownership since 1967, The Lodge has been the setting for many happy family gatherings. It's a lovely place for children to grow up, offering fresh air and space to explore, plenty of wildlife to learn about, room to camp out, climb trees, grow your own in the greenhouse and so much more, all within easy reach of shops, schools and of course the spectacular Norfolk coast.

Character In Every Corner

Step inside and you'll see that the proportions are superb and there are many original features. These include period fireplaces in almost every bedroom, delicate plaster detailing, picture rails, sash windows with shutters, parquet flooring and more. The sweeping staircase, with its rich mahogany banister, is typical of the period and leads to the two bedroom wings. The ceilings here are high and light pours in through the large windows, while the arched doorways, some with fanlights, add to the elegant nature of the property. While some rooms would benefit from updating, the internally glazed study in the middle of the house is a haven of peace, an ideal working from home space.





KEY FEATURES

Family Fun

Many memories have been made here over the decades: Family celebrations, dinner parties, Sunday roasts and Christmas dinners in the formal dining room, breakfasts in the kitchen, friends popping in for coffee around the kitchen table, and snug evenings in front of a roaring fire in the sitting room. The house is cosy and welcoming, and also has plenty of room for a crowd. The walk-in pantry and the cellar provide plenty of storage for larger gatherings. On summer days the house and grounds have combined to host barbecues and garden events, children's parties and strawberry teas. The lovingly landscaped gardens are full of mature trees and shrubs and make a glorious backdrop for summer parties. Back inside, five bedrooms and two attic rooms allow for a large family and a good number of guests, perhaps with the children enjoying an adventure up in the attic. There's also a two-bedroom annexe, Lodge Cottage, that's ideal for guests and has in the past been used as a holiday let.

A Super Setting

The house is set down a quiet country lane with no through traffic, so it's nicely off the beaten track in the historic, rural part of Hemsby. You have neighbours around but the house and garden are totally private, yet when you need to get out and about, there's a surprising number of amenities practically on the doorstep. It's a five-minute walk to the village centre and you're only a mile from the beach and four miles from the Norfolk Broads, so you can explore the coastline and the waterways with ease.

















The Annexe













INFORMATION



On The Doorstep

Hemsby is a vibrant village with a seaside resort accessing the stunning sandy beaches of the Norfolk coast. It has a variety of shops and amenities including a doctors' surgery, dentist, pharmacy, post office, butchers, supermarket, hairdressers and pubs. There are various schools nearby, from a primary school within Hemsby itself, to a junior school and high school in the neighbouring villages. The Norfolk Broads is only a short drive away where you have at your disposal a vast array of water activities and nature trails.

How Far Is It To?

The Victorian coastal resort of Great Yarmouth is situated less than 8 miles south of Hemsby and the city of Norwich is 20 miles to the west with its many attractions including an international airport, Chantry Place and Castle Quarter shopping malls, a main line rail link to London Liverpool Street and Cambridge with connecting trains to Great Yarmouth.

Directions

From Norwich take the A47 towards Great Yarmouth. Follow the signs to Great Yarmouth until you come to the Acle roundabout and take the second exit onto the A1064 to Caister on Sea. Turn left onto Main Road/B1152 and then right onto Mill Lane. Turn right and immediately left onto Repps Road to Martham. In Martham turn right onto Hemsby Road. Continue onto Martham Road and onto Waters Lane in Hemsby. Turn right onto Hall Road (before the cross roads with the post office). The Lodge will be the second house on your left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

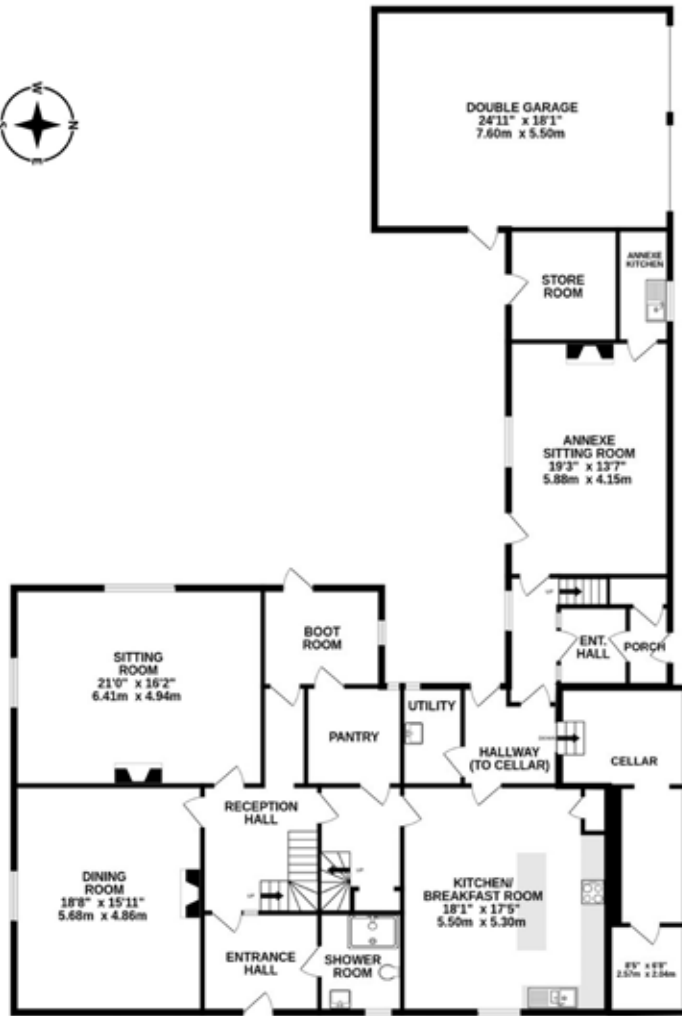
Broadband Available - vendors use BT

Mobile Phone Reception - varies depending on network provider

Please see <https://checker.ofcom.org.uk> - for Broadband/Mobile availability

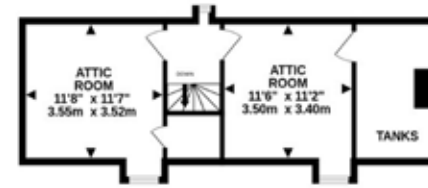
Great Yarmouth Borough Council - Tax Band G

Freehold

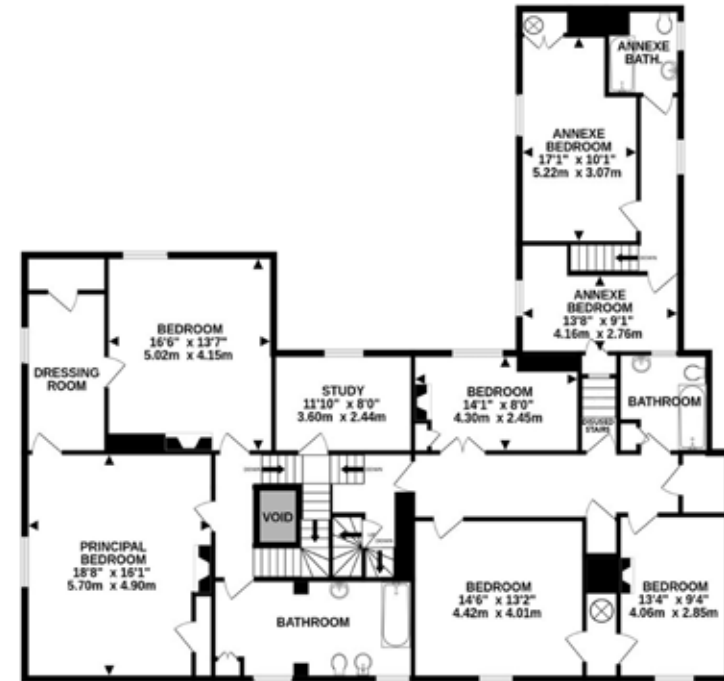


GROUND FLOOR
2504 sq ft. (232.8 sq.m.) approx.

CELLAR
199 sq ft. (23.5 sq.m.) approx.



ATTIC
415 sq ft. (38.3 sq.m.) approx.



1ST FLOOR
2063 sq ft. (192.8 sq.m.) approx.

TOTAL FLOOR AREA: 5180 sq.ft. (481.2 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
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