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THE STORY OF

The Lodge

Stoke Holy Cross, Norfolk

SOWERBYS



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The Lodge

12 Norwich Road, Stoke Holy Cross
Norfolk, NR14 8AB

Characterful Grade II Listed Home

Abundance of Period Features

Ornate Hand-Crafted Timber Elevations

Sitting Room and Dining Room

Kitchen and Cloakroom

Four Bedrooms, Shower Room
and Family Bathroom

Lower Level Garage, Workshop and Utility Room

Parking and Established Gardens of
Approximately 0.5 Acres (STMS)

Popular Location

SOWERBYS NORWICH OFFICE

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This wonderful Grade II listed former entrance lodge to Stoke Hall, is a truly impressive Tudor style home, featuring hand-crafted external woodwork and beautiful variant brickwork. The Lodge has been carefully updated and lovingly restored, making it a truly special home in a fantastic location.

The home is spread across three floors. The ground floor features a garage, a workshop and a generously-sized utility room, providing a lot of practical space for family living, as well as a great storage space or even a home studio.

Just a few steps up from the outside is the incredibly charming, hand-crafted, covered entrance porch that sets the perfect scene. On this floor, the kitchen breakfast room offers plenty of storage and workspace in a sympathetic tone to the property. The dining room has a cosy, character-filled atmosphere with exposed timbers and stunning dual-aspect windows, not to mention a stone Tudor arch fireplace with a tiled hearth and brick inset. This room a hub for entertaining in the cooler months. The sitting room has a modern feel, with a dual-aspect and another charming fireplace for those more relaxed evenings. Additionally, there's a convenient cloakroom located just off the kitchen.

The top floor is home to four good-sized bedrooms, a family bathroom, and a separate shower room, all featuring the beautiful oak mullioned windows, which allow the daylight to stream in.

The grounds extend to approximately half an acre (STMS), with a gravel driveway providing ample parking to the front. The rest of the grounds feature a raised terrace, perfect for gatherings, as well as sweeping lawns, a variety of mature trees, and a lovely backdrop of open countryside.



The large windows allow so much light to stream in, which is very welcoming.



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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Stoke Holy Cross

A VIBRANT COMMUNITY
TO CALL HOME

Stoke Holy Cross is an extremely popular village located approximately five miles to the south of the Cathedral City of Norwich. The village has several amenities that includes two restaurants, those being The Wildebeest and Stoke Mill, an active village hall, primary school, post office and fish and chip shop. There is a regular bus service to Norwich and easy access to the A47 and A140.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



Note from Sowerbys



Countryside surrounding The Lodge.

“It’s a lovely environment to be able to watch the fields being farmed.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 3034-3624-3300-0655-6206

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: ///bets.waggled.prepares

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SOWERBYS

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