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THE STORY OF

# The Lodge

*Narborough, Norfolk*

SOWERBYS



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# The Lodge

Main Road, Narborough  
Norfolk, PE32 1TE

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Characterful Victorian Lodge

Newly Refurbished

Two Reception Rooms with Feature Fireplaces

Two/Three Double Bedrooms

Off-Road Parking

Plot of 0.3 Acres (STMS)

Rural Village Setting

No Upward Chain

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Welcome to this stunning former estate lodge, a superb example of Victorian architecture. Featuring a date stone of 1846 above the arched entrance, this home showcases the typical Norfolk blend of carrstone and brick construction. Recently refurbished throughout, this single-storey property harmonizes period charm with modern comfort.

Inside, there are two large double bedrooms, both with built-in wardrobes offering ample storage. The kitchen/breakfast room boasts a shaker-style country kitchen, meticulously designed to retain its period elegance while providing modern functionality. The first reception room offers versatile use as either a dining room or living room. The larger sitting room, with its feature fireplace, can easily serve as a third bedroom, offering flexible living arrangements to suit your needs.

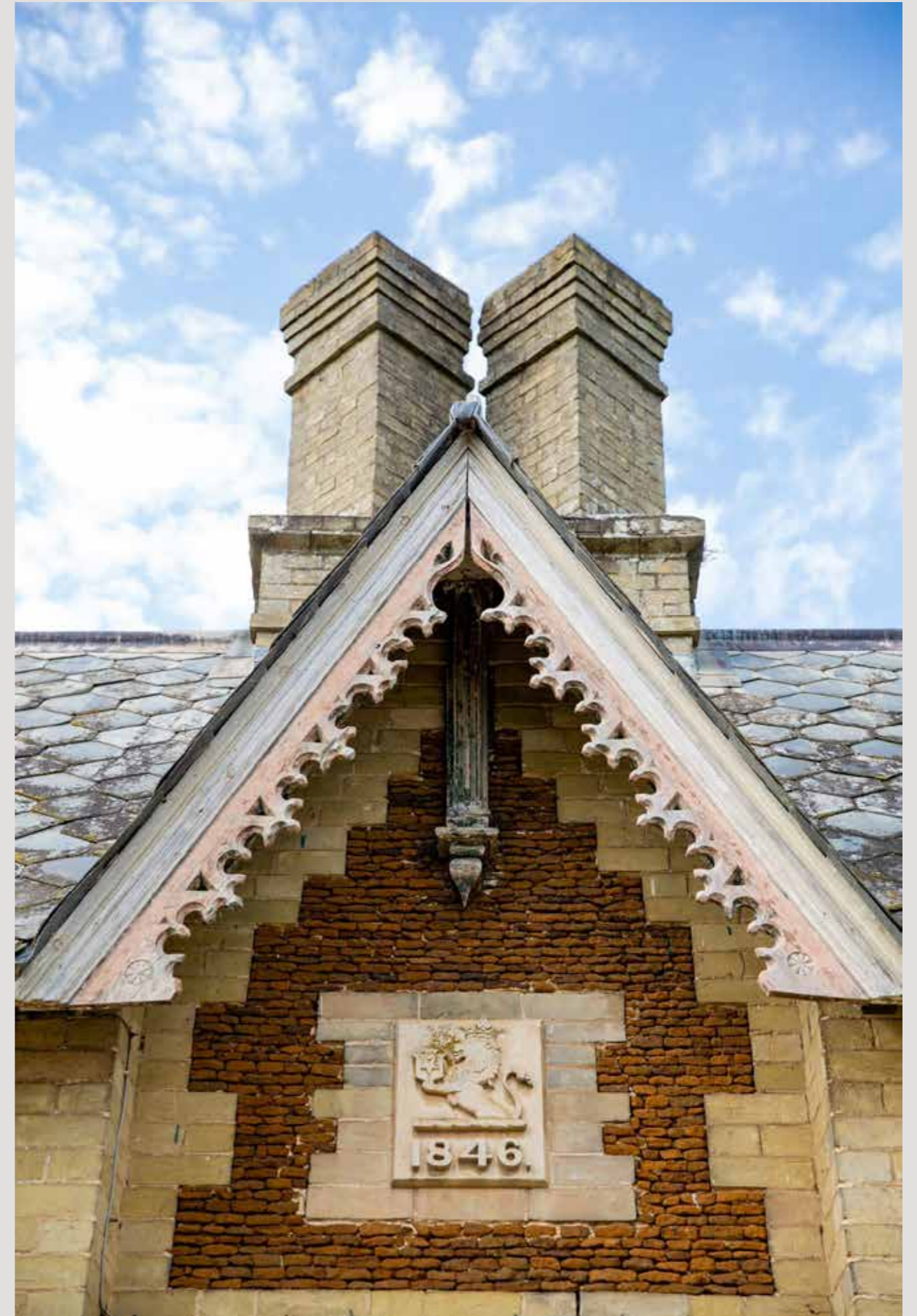
The newly fitted bathroom is a testament to timeless luxury, featuring sympathetic fittings that acknowledge a bygone era while providing contemporary comfort. It includes both a separate bath and shower to cater to all preferences. A further WC has been sensibly retained, and the rear entrance has been masterfully redesigned to create a practical boot room/utility area, perfect for country living.

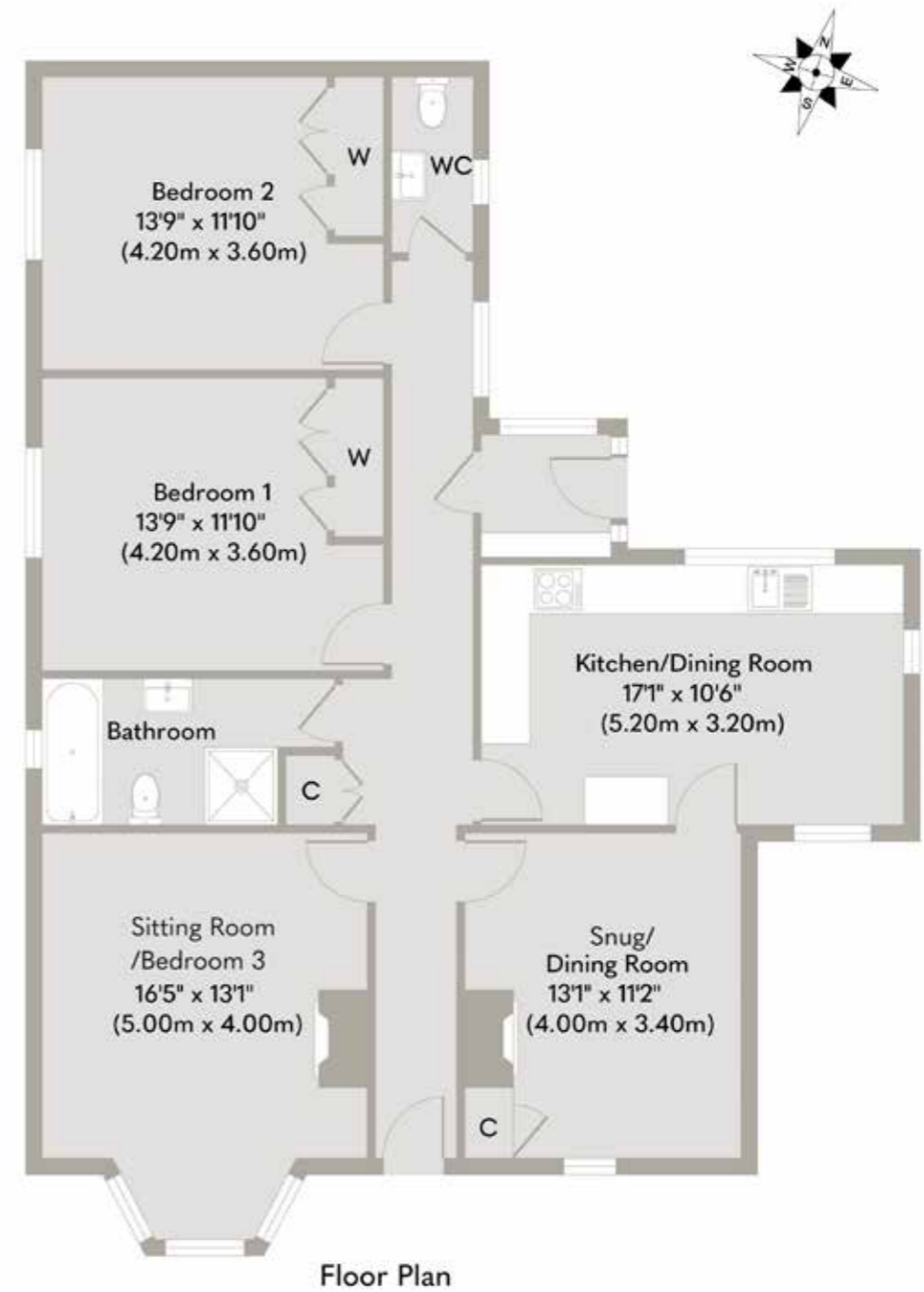
Outside, the garden envelops the home on three sides, offering a total plot of approximately 0.3 acres (STMS). The mature trees lining the property provide a serene and private setting, and offers off-road parking available for multiple vehicles.

Historically, this home formed part of the Narborough Hall Estate, which dates back to the 16th century. This unique property not only offers a rich historical backdrop but also the opportunity to enjoy modern living in a beautifully refurbished Victorian lodge.



A testament to timeless luxury...





Floor Plan

Floor Plan Approximate Floor Area 1,135 sq.ft (105.43 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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# Narborough

A CHARMING VILLAGE WITH A CLOSE-KNIT COMMUNITY

A charming village located in the heart of the picturesque Norfolk countryside. With its rich history, natural beauty, and a strong sense of community, Narborough is a wonderful place to call home or visit.

Nature lovers will be captivated by Narborough's stunning surroundings. The village is surrounded by lush fields, meadows, and woodlands, making it an ideal destination for those who enjoy outdoor activities such as hiking, cycling, and bird-watching. The River Nar, which meanders through the area, adds to the village's natural allure.

Narborough is renowned for its close-knit community, where neighbours often come together for various events and activities. Despite its tranquil setting, Narborough is conveniently located near major transportation routes, making it easy to access nearby towns and cities. The market towns of King's Lynn and Swaffham are just a short drive away, offering a range of shopping, dining, and cultural experiences.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.



## Note from the Vendor



Pentney Lakes.

“A lovely rural setting with all the amenities close by...”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///means.mouths.loved

## AGENT'S NOTE

The property currently forms part of the Narborough Hall Estate and will be portioned off under new registration as part of the sale processes.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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