



Charles House  
Thorpe Road | Haddiscoe | Norfolk | NR14 6PP

# TURNING A CORNER



“On a lovely corner plot with two driveways, on the edge of a Broadland village, near to the river and to open countryside, this is a home that has so much to give.

The owners have updated and improved it, creating a welcoming and family-friendly home where you can put down roots and make many happy memories.

Life here offers an excellent balance of country living with easy access to day-to-day amenities, so you can enjoy the peace and tranquility relaxing at home, but you don't need to go far for shops, schools and more.”



# KEY FEATURES

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- A Detached and Spacious Family Home in the Village of Haddiscoe
- The House Occupies a Corner Plot with Two Driveways
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen with Separate Utility Room and WC
- Three Reception Rooms including Vaulted Ceiling Garden Room
- Wrap Around Garden with Mature Hedging offering Privacy
- Tandem Length Garage and Ample Off-Road Parking for Several Vehicles
- The Accommodation extends to 1,942sq.ft
- Energy Rating: D

Haddiscoe is a desirable village that's in the heart of the countryside yet close to main roads and transport routes. Much more accessible than many of the other villages in this area, it's a great place from which to make the most of everything this popular part of the world has to offer, from birdwatching to country walks, sailing to fishing, beach days to dinners out.

## Upgraded And Improved

A modern property, when the owners came here, the house nonetheless needed some TLC. "We had been looking for a year and had seen this online. We came to view and it massively surpassed our expectations – we knew by the time we came in the door that this was the place we wanted to call home." The peace and quiet of the immediate surroundings, the idyllic edge-of-village location, ample parking and the sunny garden all combined to make this property stand head and shoulders above others they had seen. During their time here, they have made a number of improvements, including fitting a new kitchen and new boiler, redecorating and carpeting and installing a lovely double fronted log burner that sits in the feature chimneybreast between the sitting and dining rooms.

## For Family And Friends, Or Relaxing Alone

The owners love to host their children and grandchildren whenever possible and have found the house works very well for social gatherings, but day to day they enjoy the peace and quiet of the setting and the privacy within the house itself. On the ground floor, you have two large bay-fronted receptions with the log burner between them. The sitting room has double doors to the east, so it's filled with morning sun, and the room is part open to the dining room. This in turn has plenty of room for seating, as well as dining, so it's a useful multi-purpose space and adjoins the kitchen.





# KEY FEATURES

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In the kitchen there's a breakfast bar, so you can sit up and chat to whoever's cooking. Moving through into the far end of the house, there's a beautiful triple-aspect garden room with double doors to the south. The owners often eat in here during the summer months and it's the perfect place to sit and relax. Having this combination of rooms means you can have your dining table in the garden room or dining room and choose to have a snug or playroom if preferred. The ground floor also benefits from a utility room and cloakroom. Upstairs you'll find three double bedrooms, plus a single room that could also be a study. The principal bedroom has a shower room, while the main bathroom has a feature bath that's cosy and relaxing, beautifully lit like something out of a hotel.

## Getting Out And About

The garden wraps around the house, so you can follow the sun around all day. There are several different seating areas, including a raised decked terrace that's undercover, so if you're entertaining in the garden, rain doesn't have to spoil your fun. The owners have a hot tub out here and love to sit out embracing the tranquility. Haddiscoe is a small village and you don't get much passing traffic as you're on the outskirts. The neighbours are friendly and there are groups and events you can attend at the village hall down the road, but people are not in each other's pockets. Instead, you have plenty of open countryside to explore, with lovely walks all around and lots of wildlife to see. One of the big advantages of life here is that you're close to the A143, which goes across the river, so it's easy to get out and about, whether you want to head into Gorleston or Great Yarmouth, or out the other way to the pretty town of Beccles or picturesque Loddon. The historic city of Norwich is also easily accessible from here.























# INFORMATION

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## On The Doorstep

Haddiscoe has a Primary School and Secondary education is provided by The Hobart Secondary School in Loddon that has an excellent reputation and in Beccles by the Sir John Leman School or the new Free School. The Village has an Anglican Church that dates back to Saxon times and an active village hall. Doctors, dentists, banks, post office, filling stations, restaurants, supermarkets, churches of all denominations and other services can be found nearby in either Loddon or Beccles which is a thriving old market town with a weekly market and many independent shops.

## How Far Is It To?

Norwich is approximately 17 miles north of Haddiscoe and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The attractive market town of Diss is about 20 miles south-west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 Norwich Road and when you reach the McDonalds Roundabout, take the 3rd exit A143 Yarmouth Road towards Haddiscoe. Continue through the village of Toft Monks. When you reach St Mary's Church on the left hand side, take the 2nd left onto The Loke. At the bottom of the road, turn right and the property is on your immediate right hand side.

## What Three Words Location

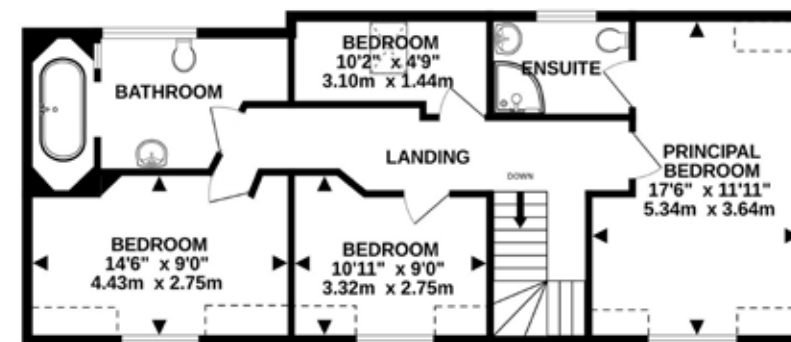
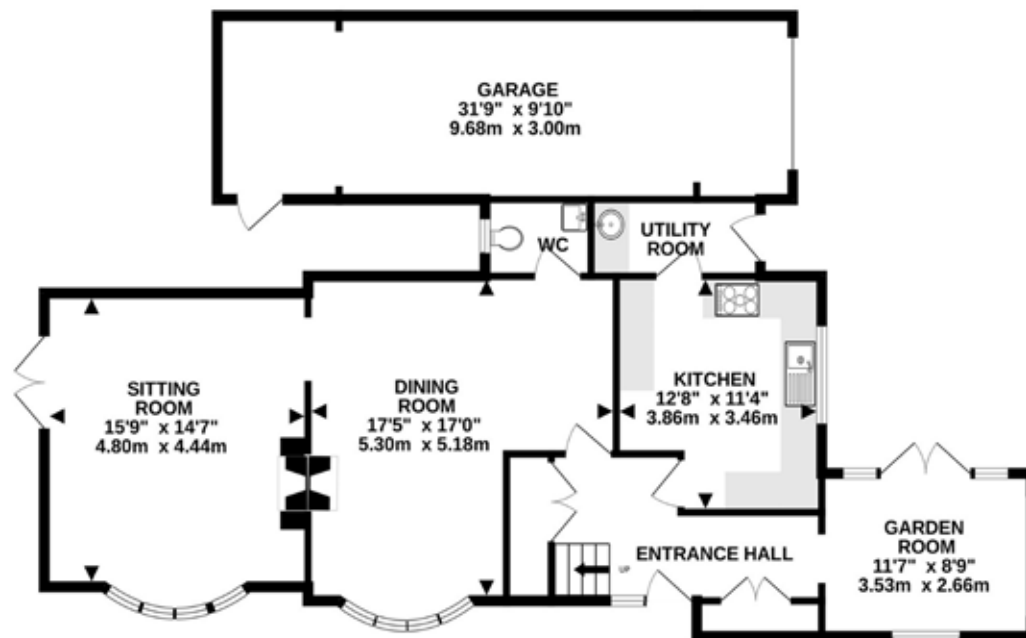
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [defectors.securing.chain](https://www.threewords.com)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
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)  
South Norfolk District Council - Council Tax Band D  
Freehold







**GROUND FLOOR**  
1214 sq.ft. (112.7 sq.m.) approx.

**1ST FLOOR**  
728 sq.ft. (67.7 sq.m.) approx.

**TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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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**NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.





# FINE & COUNTRY

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