



Hall Lodge  
45 Parkhill | Oulton Broad | Suffolk | NR32 5DQ

# GATEWAY TO YOUR NEW HOME



“This pretty former gatehouse may be a smaller property, but it punches well above its weight when it comes to character.

The lovely arched windows and central chimney make this an eye-catching home, while the part-walled garden and the character within enhance your first impressions.

Walking distance to all amenities but looking out over the fields, the location is sure to prove a winner!”



# KEY FEATURES

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- A Charming Detached Grade II Listed Former Gatehouse situated in Oulton Broad
- Two Double Bedrooms; Bathroom
- Kitchen with Separate Utility Room in an Outbuilding
- Sitting Room with Gothic Arched Windows and a Fireplace with Wood Burner
- Part Walled Garden with Patio, Shed and Summerhouse
- The Property has been Tastefully Updated & Maintained by the Current Vendor
- A Perfect Opportunity for a Holiday Let or Second Home
- Off Road Parking for Several Vehicles and only a 5 minute drive to the Local Beach
- The Accommodation extends to 730sq.ft
- No EPC Required

A delightful Grade II listed lodge style home with abundant character, plenty of parking, a sunny garden and a beautiful view – what more could you ask for? Renovated by the current owner, it comes to the market in excellent condition, so you can move straight in and embrace its charm right from the start.

## Recently Renovated

The property dates back to the early 19th century and was the gatehouse for a neighbouring hall, now divided into two large properties. You can imagine visitors to the hall stopping here on their way up the drive. Today it's a welcoming home that's been in the same family since the 1980s, home to two generations over the time. When the current owner moved in, she carried out a programme of updating and improvements and has fitted new heating, replaced and restored windows and doors (with secondary or double glazing), insulated the loft, extended the brickweave driveway and added a summerhouse. The result is a home with all the character of a listed property but one that's easy to care for.





# KEY FEATURES

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## A Real Character

From first glimpse, this is a home with a wonderfully appealing personality. The four arched windows that you can see from the road catch the eye and invite you to explore further. You come into the sitting room and see there are original oak beams overhead and a recently fitted wood burner in the feature brick fireplace. The owner very much enjoys lighting the fire here on cold winter nights – it's truly cosy and lovely. The sitting room has a dual aspect, with windows to the south and west allowing light to pour in throughout the day. There's also a double bedroom to the front of the lodge, with an arched window framing sunset views to the west and built-in storage for all your clothes and shoes. Make your way back through the sitting room to the kitchen and you'll find a charming cottage style room with beams, an integrated dishwasher, room for a table, and a door to the rear garden. Also to the rear of the property is another double bedroom, which leads to the contemporary bathroom.

## A Super Setting

Step out into the part-walled garden and you'll see there's an external utility room for your laundry. There's also a large shed that's useful for storage or as a workshop, plus the pretty summerhouse, a recent addition. During her time here, the current owner has laid a patio at the bottom of the garden, making the most of the sunshine throughout the day. There are wonderful fruit trees out here, with a fig, pear and cherry which are nice and productive, particularly the fig. Fresh fruit for breakfast! The area around here is lovely – you have green views over the fields across the road and you're well placed for access to the A12 and A47, so it's very easy to get out and about. You have restaurants, supermarkets, woods, the beach and the Southern Broads all on the doorstep here, so it's brilliantly placed for making the most of everything this beautiful part of the country has to offer.



















# INFORMATION

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## On The Doorstep

Oulton Broad itself is the most southern area of open water on the Broads Network. The village has an extensive range of amenities including leisure, cultural and shopping facilities as well as a rail link to Norwich then on to London. Oulton Broad is part of Lowestoft the most Easterly point in the United Kingdom and has wonderful beaches. The area is well served by state and private schools.

## How Far Is It To?

Norwich lies approximately 26 miles North West of Oulton Broad 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 seaside town of Southwold is 13 miles to the south and the attractive and popular market town of Beccles is 9 miles away with its independent shops, restaurants, cafés & bars. Beccles also benefits from a main line rail link to Liverpool Street via Ipswich.

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad for about 8 miles. When you reach the Shell Garage roundabout after the Oulton Broad North Train Station, join the B1375 and follow this road for approximately 1 mile. Continue straight onto Oulton Street and follow the road for approximately quarter of a mile and you will then see the property on the right.

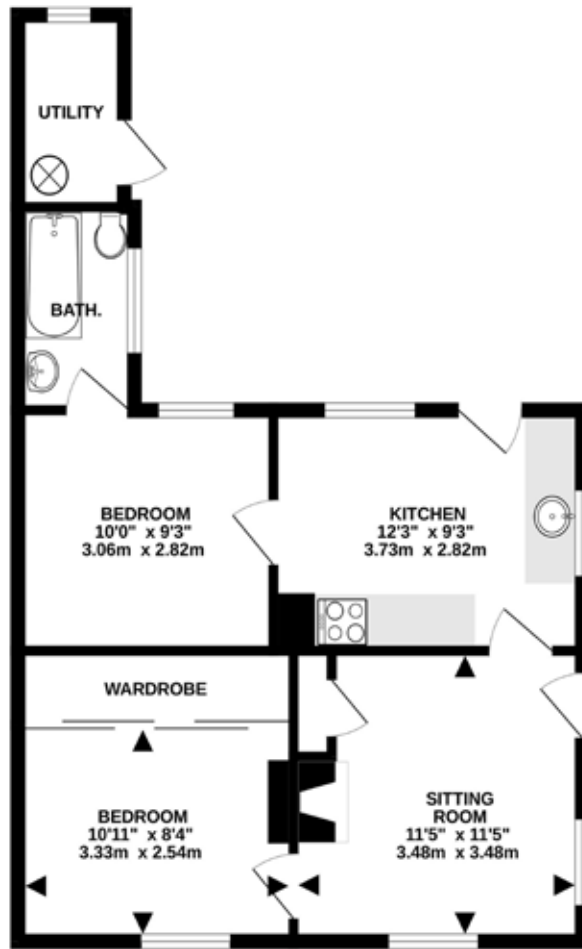
## What Three Words Location

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... [grows.intro.safety](https://grows.intro.safety)

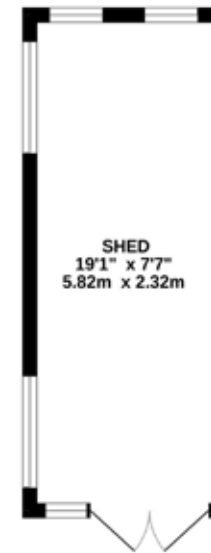
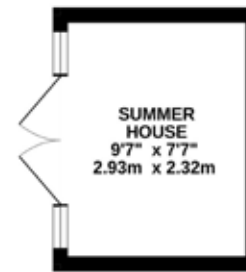
## Services, District Council and Tenure

Electric Heating, Mains Water, Mains Drainage  
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)  
East Suffolk Council - Council Tax Band B  
Freehold





**GROUND FLOOR**  
512 sq.ft. (47.6 sq.m.) approx.



**OUTBUILDINGS**  
218 sq.ft. (20.3 sq.m.) approx.



**TOTAL FLOOR AREA: 730 sq.ft. (67.9 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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# FINE & COUNTRY

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