



SOWERBYS

LINGWOOD MANOR

School Road, Lingwood,
Norfolk, NR13 4TH



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- Impressive Grade II Listed Property Dating Back to 1630
- Beautiful Period Features
- Generous Accommodation over Three Floors
- Six Bedrooms, Three Bathrooms in Main House
- Ample Versatile Reception Space
- Set in Grounds of Just Over an Acre (STMS)
- Two Additional Self Contained Two Bedroom Apartments

Norwich Office

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Lingwood Manor is an impressive Grade II listed property offering an abundance of character and versatile accommodation. The property also benefits from two self contained apartments within the grounds, suitable to let or for dual family living. The property originates from 1630 with later additions in 1792, therefore benefitting from an abundance of character with exposed timbers, fireplaces, a stunning panelled dining room as well as an elegant drawing room. The accommodation is set over three floors and comprises a beautiful entrance hall with a fine staircase, elegant drawing room, sitting room with an inglenook fireplace, beautiful panelled dining room, study, a well fitted kitchen/breakfast room with a central island and Aga. In addition, there is a beautiful bespoke garden room with fine views of the garden, separate utility room, cloakroom, boot room and wine cellar.

The spacious landing serves four bedrooms, one with an en-suite, and two separate family bathrooms and a dressing room. The top floor serves two further bedrooms and a cloakroom.

Outside, the grounds extend to just over 1 acre (STMS). Approached via a carriage driveway with brick pillars and wrought iron gates. The grounds to the front are screened well with mature boundary hedging, lawn, specimen trees and mature planting. To the side there is a gravelled parking area and access to the extensive garaging with electric doors, further double garage/workshop, and a separate gardener's garage. The apartments are also accessed from the side of the property, with the ground floor apartment offering two bedrooms, sitting room, kitchen and bathroom. The first floor apartment offers two bedrooms, sitting room, kitchen and bathroom. To the rear, there is a paved terrace, specimen trees and a crinkle crinkle walled garden.







LINGWOOD

The village of Lingwood is set just off the A47 with good access for Norwich. Lingwood has a good community spirit with a variety of clubs and organisations making use of the village hall. Lingwood also benefits from a general store, pub, Post Office and Lingwood Primary Academy School, and the property is within a few minutes walk of Lingwood Railway Station. Lingwood merges with the village of Strumpshaw, famous for its RSPB sanctuary at Strumpshaw Fen. The Cathedral City of Norwich is approximately 11 miles to the west. The Cathedral City of Norwich offers a wide range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street. Norwich also has an international airport.

SERVICES CONNECTED

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

COUNCIL TAX

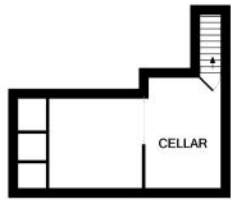
Band G.

ENERGY EFFICIENCY RATING

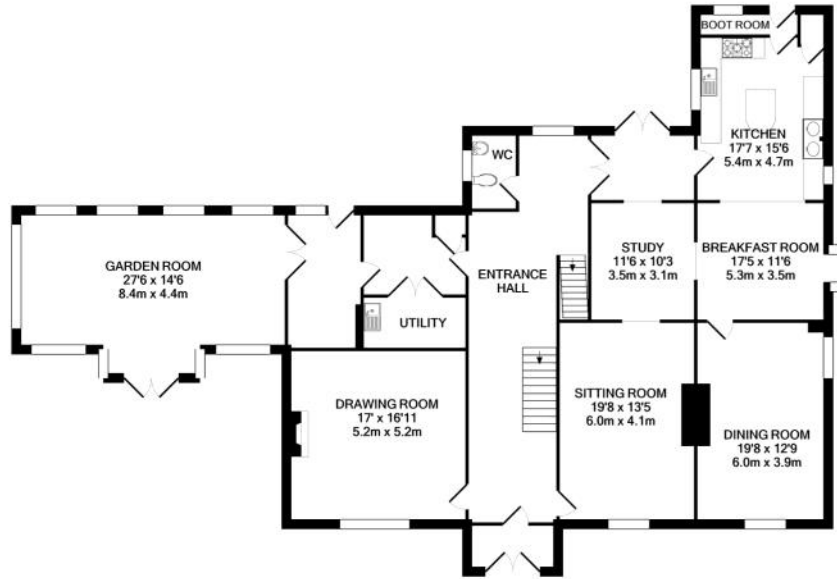
An Energy Performance Certificate is not required for this property due to it being Grade II listed.



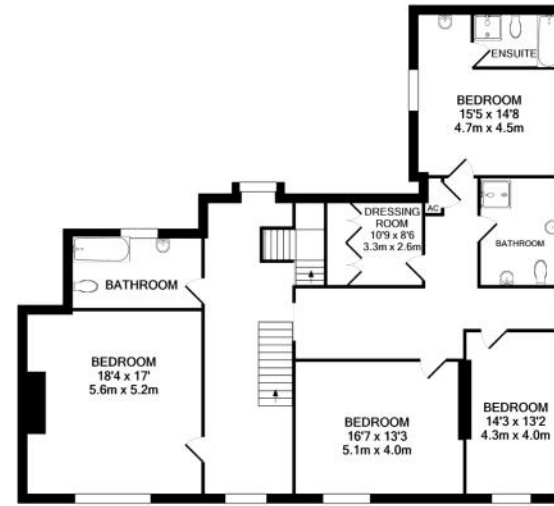
These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.



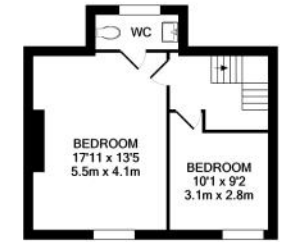
CELLAR
APPROX. FLOOR
AREA 233 SQ. FT.
(21.8 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 3422 SQ. FT.
(316.9 SQ. M.)



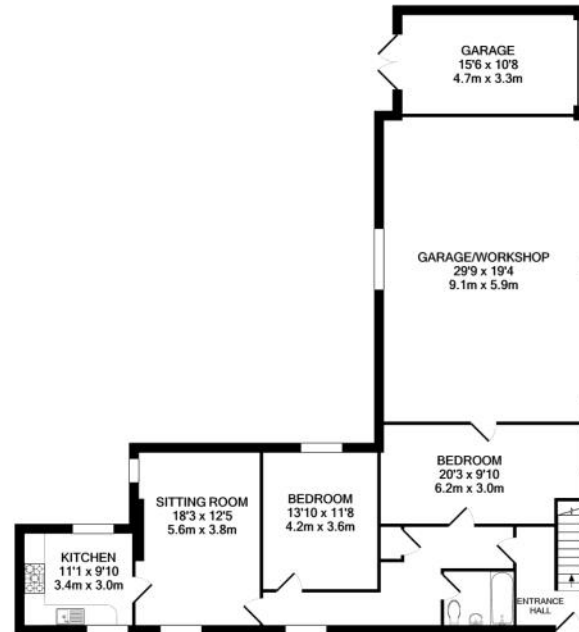
1ST FLOOR
APPROX. FLOOR
AREA 1689 SQ. FT.
(156.9 SQ. M.)



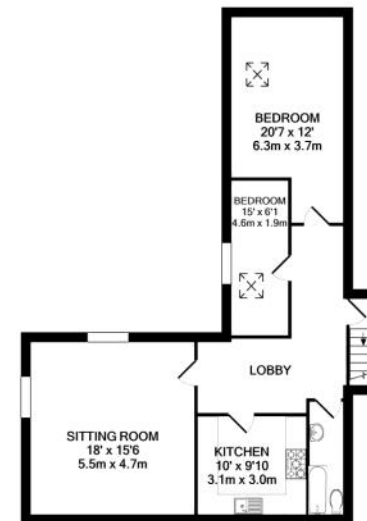
2ND FLOOR
APPROX. FLOOR
AREA 483 SQ. FT.
(44.8 SQ. M.)



TOTAL APPROX. FLOOR AREA 7479 SQ. FT. (694.8 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. 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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COTTAGE GROUND FLOOR
APPROX. FLOOR
AREA 1710 SQ. FT.
(159.7 SQ. M.)



COTTAGE 1ST FLOOR
APPROX. FLOOR
AREA 936 SQ. FT.
(86.8 SQ. M.)



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