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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



5 Old Church Road, Frettenham, Norfolk, NR12 7NP

A truly special retreat, this stunning two-bedroom detached timber lodge is beautifully set within the unspoilt heart of Norfolk's countryside. Nestled within the exclusive surroundings of Langmere Lakes, and offered with a ten months per year occupancy, the property perfectly blends peaceful rural living with striking contemporary design, creating an idyllic escape for couples, families, or those seeking a refined lifestyle close to nature.

Positioned on the edge of the The Broads National Park and surrounded by over 20 acres of beautifully maintained grounds, the setting is both tranquil and inspiring. Five well-stocked fishing lakes/ponds, covering approximately seven acres of water, have earned a growing reputation among anglers for producing some of the region's most powerful and rewarding catches.

The lodge itself enjoys a private position, framed by mature hedging and complemented by designated parking and a generous covered front terrace, perfect for alfresco dining. To the rear, a charming bedroom veranda overlooks a neatly maintained lawn garden, offering an inviting spot for morning coffee, peaceful relaxation, or simply soaking in the serenity of the landscape.

Inside, the accommodation is immaculately presented, with a light-filled open-plan living, dining and kitchen area forming the sociable heart of the home. Vaulted ceilings enhance the sense of space and airiness throughout. The principal bedroom features double doors opening onto a veranda, while a second bedroom benefits from its own en-suite shower room. A family bathroom completes the ground floor, and a striking spiral staircase leads to a generous mezzanine level, ideal as a study, hobby room or additional sleeping space.

Despite its peaceful setting, the lodge remains well connected. The nearby village of Frettenham offers everyday amenities including a primary school, village hall and church, while Horstead and Coltishall provide charming riverside dining and a delightful Georgian high street. The sandy Norfolk coastline is within easy reach, and the historic city of Norwich lies less than seven miles away, offering a vibrant mix of shopping, culture, and heritage, including its magnificent cathedral, castle and famous market.

Agents Note: The property is subject to a ground rent & service charge which includes external gardening & 2 persons fishing rights.



Detached



Timber Lodge



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



2 Bedrooms



Tax Band N/A

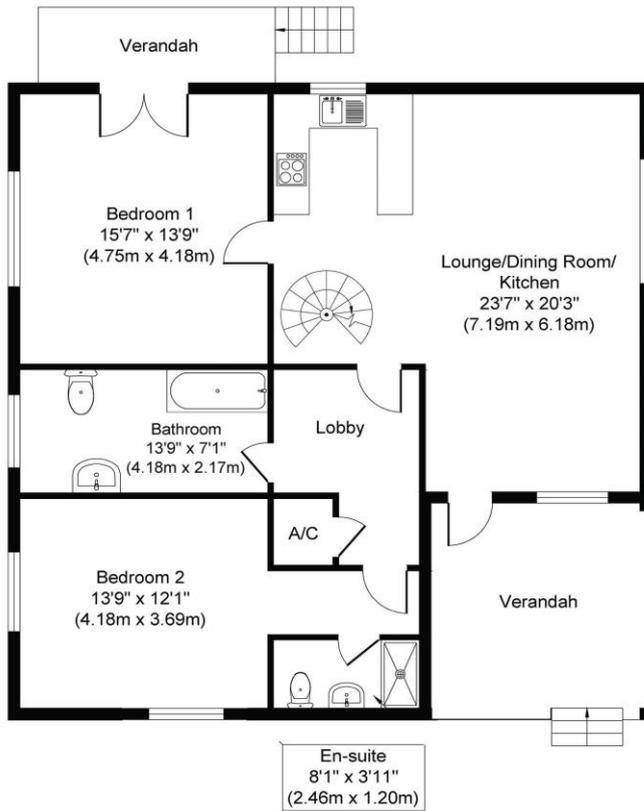


Off-Road
Parking

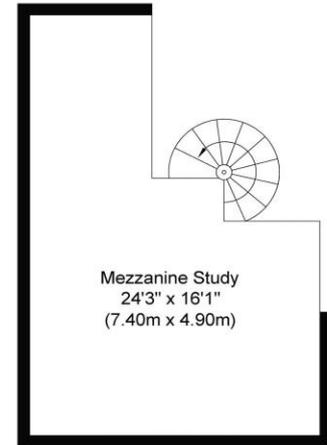


No
Garage





Ground Floor
Approximate Floor Area
1064 sq. ft
(98.89 sq. m)



Mezzanine
Approximate Floor Area
289 sq. ft
(26.89 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





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