



## Lodge Cottage Dove House Lane, Potter Heigham

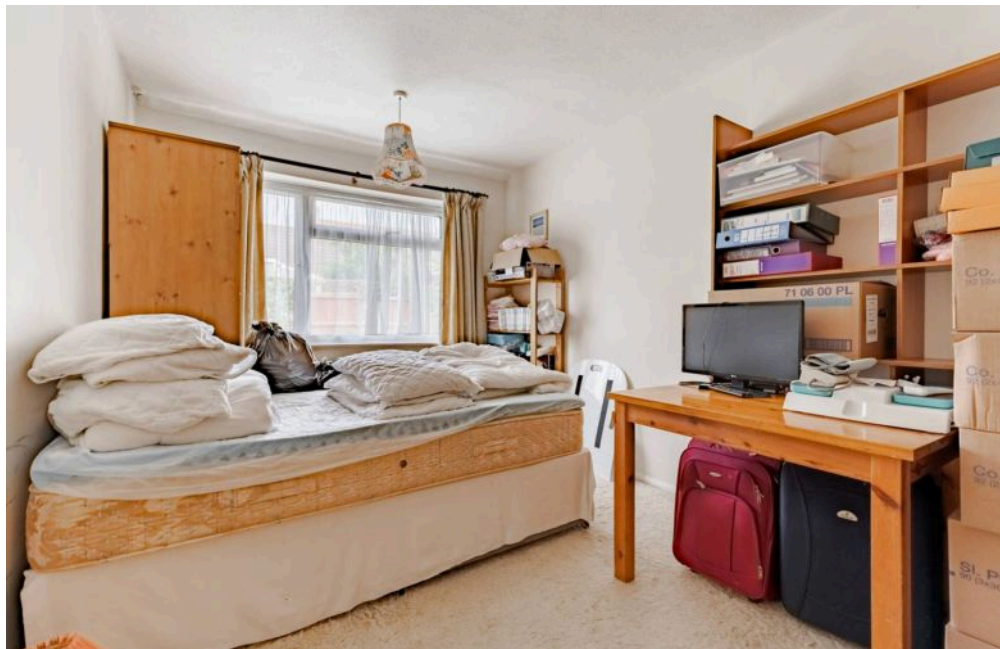
£325,000 Freehold

Tucked away in a peaceful semi-rural setting, this beautifully converted three-bedroom detached home offers a rare opportunity to enjoy characterful living with modern convenience. Once stables, the property has been thoughtfully transformed to create a unique and inviting interior, rich in charm and original features. From exposed beams and brickwork to a delightful courtyard garden, every element of this home has been designed to offer comfort, style, and individuality, all within easy reach of local amenities.



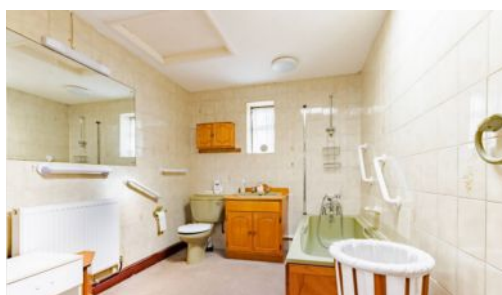
## Location

Lodge Cottage is located on Dove House Lane in the charming village of Potter Heigham, a well-known gateway to the Norfolk Broads. The area is steeped in natural beauty, offering a tranquil setting with easy access to riverside walks, boating routes, and wildlife-rich landscapes. Potter Heigham itself features local shops, tea rooms, and pubs, while the nearby A149 connects to surrounding villages, the coast, and the larger towns of Stalham and Great Yarmouth. Just a short drive brings you to sandy beaches and nature reserves, making this a desirable location for those seeking a peaceful lifestyle with outdoor adventure close at hand.



## Dove House Lane

Upon entering the property through the welcoming porch, one is greeted by the L-shaped living/dining room, featuring exposed beams that add to the property's character. The focal point of the room is a fireplace with a brick surround and a wooden mantle piece, ideal for cosy evenings.





Adjacent to the living area is a spacious kitchen complete with a breakfast bar, tiled floor, and more exposed beams, creating a warm and inviting atmosphere. The kitchen seamlessly flows into the long gallery, a bright and airy space illuminated by skylights, providing access to the family bathroom and all three bedrooms.

The accommodation comprises two double bedrooms, both equipped with built-in wardrobes to maximise storage space as well as a built in dressing table in one of them. Additionally, there is a versatile study/single bedroom boasting built-in bookcases, catering to various lifestyle needs. At the rear of the property lies the back room, featuring a striking flintstone wall and patio doors that lead out to the courtyard garden. This room also benefits from an ensuite shower room, offering convenience and privacy.

The courtyard garden is a peaceful outdoor space, designed for relaxation and enjoyment. Featuring a well-maintained lawn and vibrant flowerbeds, it provides a private area where one can unwind and appreciate the surrounding natural beauty.

With its unique architectural features, well-appointed living spaces, and enchanting courtyard garden, this residence is sure to captivate those seeking a distinctive home that stands apart from the ordinary. An early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

#### **Agents Notes**

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: D

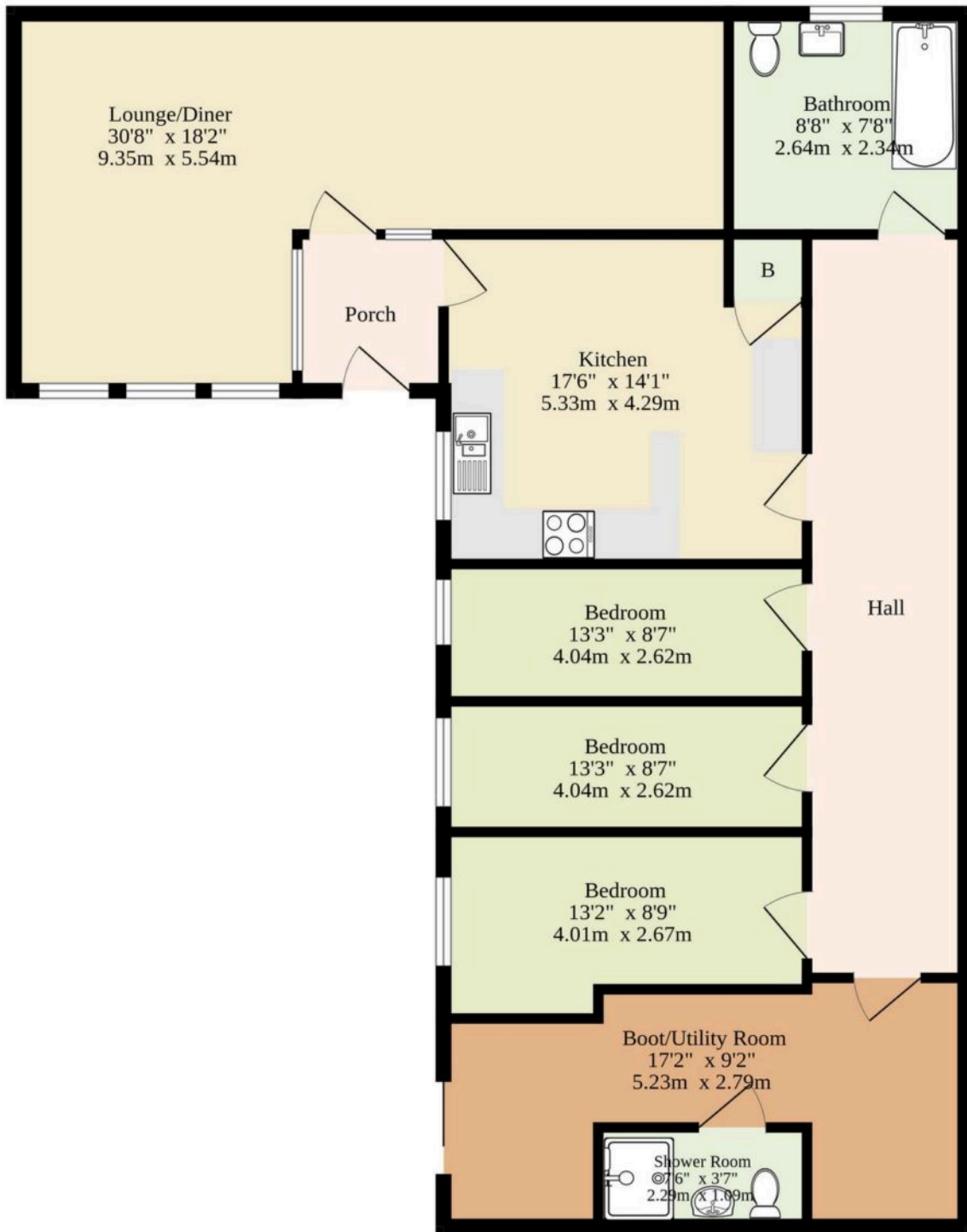
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



**Ground Floor**  
**1618 sq.ft. (150.3 sq.m.) approx.**



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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