



# South Lodge, Haveringland

Norwich



Minors & Brady

This charming former gatehouse lodge to Haveringland Hall is a beautifully positioned rural home set within approximately 0.64 acres (stms) of grounds, surrounded by open farmland and abundant local wildlife. Approached via a long private driveway, the property offers privacy, character and exceptional kerb appeal, enhanced by attractive brick detailing and partly enclosed brick and flint garden walls. Extending to around 2,134 sq. ft., the flexible accommodation includes five generous double bedrooms and two bath/shower rooms, making it ideal for family or multi-generational living. The heart of the home is a welcoming countryside-style kitchen with shaker units, wooden-style worktops, central island and traditional hanging pot rack, complemented by a utility room, sitting room and garden room overlooking the grounds. The gardens provide a peaceful retreat with open lawns, workshop and timber store, and far-reaching rural views with spectacular sunsets and star-filled skies. Practical enhancements include a recently replaced water pump and filtration system serving a 160ft shared bore hole, along with solar panels supporting cost-efficient living.

- A charming former gatehouse lodge to Haveringland Hall, full of character and enhanced by beautiful brick detailing that creates an impressive sense of arrival
- Stunning rural position surrounded by farmland, offering far-reaching views, seclusion and an abundance of local wildlife right on your doorstep
- Approximately 2,134 sq. ft. of versatile and well-balanced accommodation, perfectly suited to modern family life or multi-generational living arrangements
- Five generous double bedrooms and two bath/shower rooms, providing comfortable and practical space for family members and visiting guests alike
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## The Location

Haveringland is an attractive village and civil parish set in the Norfolk countryside. The village enjoys a peaceful rural setting while remaining conveniently close to a wide range of amenities and transport links. Surrounded by open farmland and typical North Norfolk scenery, Haveringland offers a sense of space and tranquillity without feeling isolated.

The nearby village of Cawston, just 2.5 miles away, provides everyday essentials including a delicatessen, local shop, post office and a traditional public house, creating a strong sense of local community. Reepham, approximately 4 miles from Haveringland, offers further facilities including independent and bespoke shops as well as well-regarded dining options. The popular market towns of Aylsham and Holt are also easily accessible, along with Swannington and Felthorpe, offering additional services, leisure opportunities and access to surrounding countryside walks. For more extensive shopping needs, larger supermarkets including Sainsbury's, Tesco and Asda are all within a 10-mile radius, primarily located around the Norwich area.

In addition to road connectivity, the area is served by regular bus routes linking the surrounding villages to Norwich. The Sanders Coaches 43 service operates between Reepham, Cawston, Aylsham and Norwich, providing a direct public transport connection into the city. From Cawston, the Line 43 bus runs to Norwich with a journey time of approximately 55 minutes, while Reepham is also connected to Norwich via the same 43 service. Additional services include the 42 route between Norwich and Reepham operated by Sanders Coaches, as well as the 43B service linking Holt, Reepham and Norwich. These routes provide useful public transport options for commuters, students and those travelling into the city for shopping or leisure.



Haveringland is well placed for commuters and those requiring convenient transport connections. Norwich International Airport is situated approximately 8 miles away, providing both domestic and international travel options. Norwich Train Station lies around 12 miles from the village, offering direct rail services to London Liverpool Street in approximately 1 hour 50 minutes. The North Norfolk coastline is around 15 miles away, making day trips to the coast easily achievable.

Road connectivity is also excellent, with straightforward access to the Northern Distributor Road (NDR), linking the west and east of Norwich and providing efficient connections to the A47, A146, A140 and A11. This makes travel towards Cambridge, Ipswich, Great Yarmouth and beyond convenient, while maintaining the benefits of village living in a well-connected rural location.

- A beautifully appointed country-style kitchen featuring shaker units, wooden-style worktops, a central island and traditional hanging pot rack
- A welcoming sitting room and light-filled garden room, both enjoying delightful views across the gardens and surrounding countryside
- Grounds extending to approximately 0.64 acres (stms), partly enclosed by attractive brick and flint walls, offering privacy, charm and a wonderful outdoor setting
- A substantial private driveway providing extensive off-road parking for multiple vehicles, ideal for family living and entertaining
- **Agents Note**

This property will be sold freehold.

Connected to a borehole (shared), mains electricity, oil-fired heating and septic tank (a new one is currently being installed).



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## South Lodge, Haveringland

Set at the end of a long private driveway and surrounded by open farmland, this charming former gatehouse lodge to Haveringland Hall offers an exceptional lifestyle defined by privacy, countryside views and an abundance of natural beauty. Positioned within grounds extending to approximately 0.64 of an acre (stms), the property enjoys uninterrupted rural surroundings, where deer are often glimpsed across neighbouring fields and birdsong provides a constant soundtrack to daily life.

Far-reaching skies deliver spectacular sunsets and wonderfully clear, star-filled nights, creating a truly peaceful retreat.

The attractive façade immediately impresses, with beautiful brick detailing to the front elevation enhancing its kerb appeal and reflecting the heritage of this distinctive former lodge. The architecture speaks gently of its original role, with a symmetry and craftsmanship that give the house presence and charm from the moment you arrive.

Partly enclosed by traditional brick and flint walls, the garden setting feels established and intimate, adding to the sense of character and quiet seclusion.

Internally, the accommodation extends to approximately 2,134 sq. ft., offering generous and highly flexible living space well suited to modern family life and multi-generational living. The layout includes five well-proportioned double bedrooms, each offering comfortable proportions and pleasant outlooks, along with two bath/shower rooms to support a busy household.

The versatility of the accommodation allows for adaptable use, whether creating dedicated work-from-home areas, guest quarters or semi-independent living arrangements for extended family.



The ground floor living space is both welcoming and practical, comprising a comfortable sitting room and a light-filled garden room that enjoys views across the surrounding grounds and farmland beyond. The kitchen/breakfast room forms the heart of the home and perfectly complements its rural setting. Fitted in a classic countryside style, it features shaker-style units, wooden-style worktops and a central island ideal for informal dining and gathering.

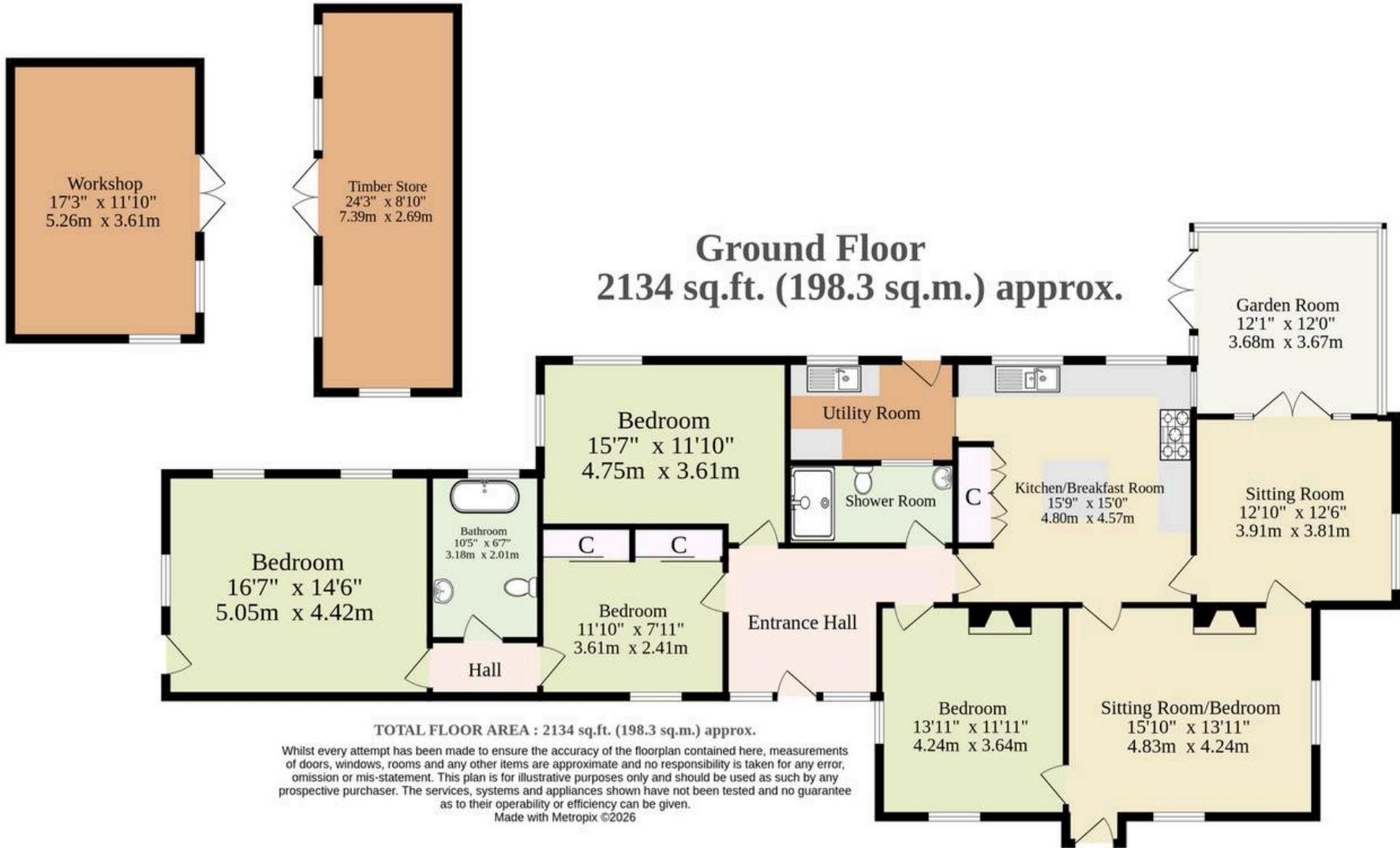
Hanging pot racks enhance the traditional farmhouse feel, creating both a practical and charming focal point, while the separate utility room ensures day-to-day living remains effortlessly organised.

Externally, the property continues to impress. The substantial driveway provides extensive off-road parking for multiple vehicles, ideal for families and visitors alike. The gardens offer a wonderful blend of openness and enclosure, with brick and flint walling providing a sheltered, almost cottage-like atmosphere in parts, while open lawned areas allow for entertaining, gardening or simply enjoying the peaceful surroundings.

Additional outbuildings include a workshop and timber store, providing excellent practical storage and space for hobbies or projects.

The home has also been thoughtfully maintained and improved. A recently replaced water pump and filtration system serve a 160ft deep bore hole, shared with one neighbouring property, contributing to the efficient running of the household. In addition, a solar panel system enhances the home's energy performance and running cost efficiency, supporting a more sustainable and cost-effective lifestyle.





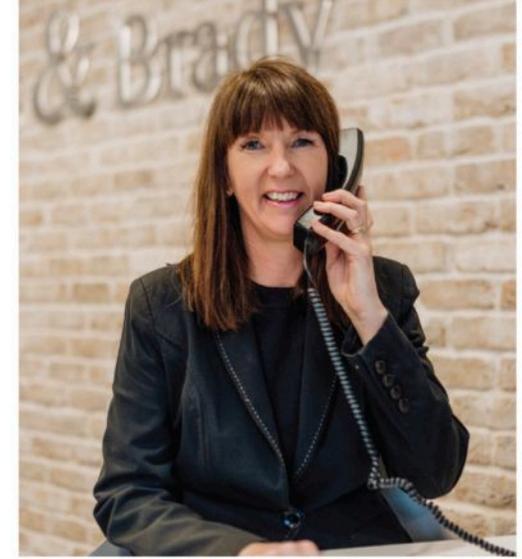
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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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