



Attleborough Lodge, Ellingham Road, Attleborough

Attleborough



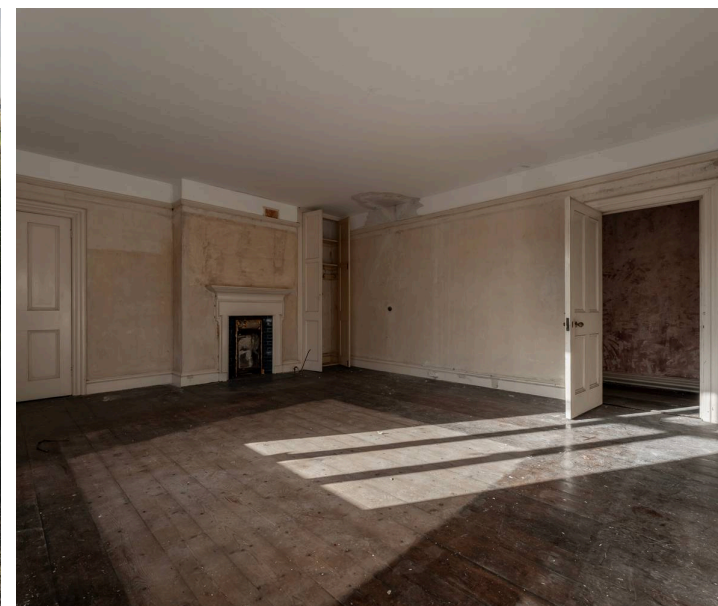
Minors & Brady

Attleborough Lodge, Ellingham Road

Attleborough

Attleborough Lodge is a substantial and historically significant country house, offering a rare and compelling opportunity to acquire a landmark property with extensive grounds and exceptional potential for restoration. Prominently positioned along Ellingham Road on the edge of the market town of Attleborough, the property is locally well known and occupies an impressive plot extending to approximately 3 acres (stms). Once a distinguished private residence, the house now presents a blank canvas for an ambitious purchaser seeking a large-scale renovation project of real character, scale, and architectural interest, within a well-connected yet private setting.

- Suitable for cash buyers only
- Grade II listed country house dating back to circa 1840, locally well known as Attleborough Lodge
- Substantial main residence offering approximately 8,000 sqft of accommodation arranged over two floors
- Complete renovation opportunity, requiring new heating, roofing, flooring, internal layout, and full modernisation throughout
- Set within approximately 3 acres of grounds (stms), offering scale, privacy, and long term potential
- Main house constructed in brick with applied timber framing and clay panels, reflecting its historic character
- Extensive and flexible internal layout with scope to reconfigure bedrooms, reception rooms, and kitchen spaces, subject to listed building consent
- Range of outbuildings including brick built stables, brick storage buildings, two cottages (open to negotiation), and multiple timber sheds
- Two separate access points from Ellingham Road, including a gated principal entrance with sweeping driveway and a secondary access to the rear
- Well connected location on the edge of Attleborough,





M&B

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Council Tax band: TBD

Tenure: Freehold



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Location

Attleborough Lodge is positioned along Ellingham Road on the edge of the well-served market town of Attleborough, offering a practical setting with excellent access to everyday amenities and transport links. Attleborough provides a strong range of local facilities, including supermarkets, independent shops, cafés, public houses, medical centres, and well regarded schools, all within easy reach. The town benefits from a mainline railway station with direct services to Norwich and Cambridge, making it a convenient base for commuters.

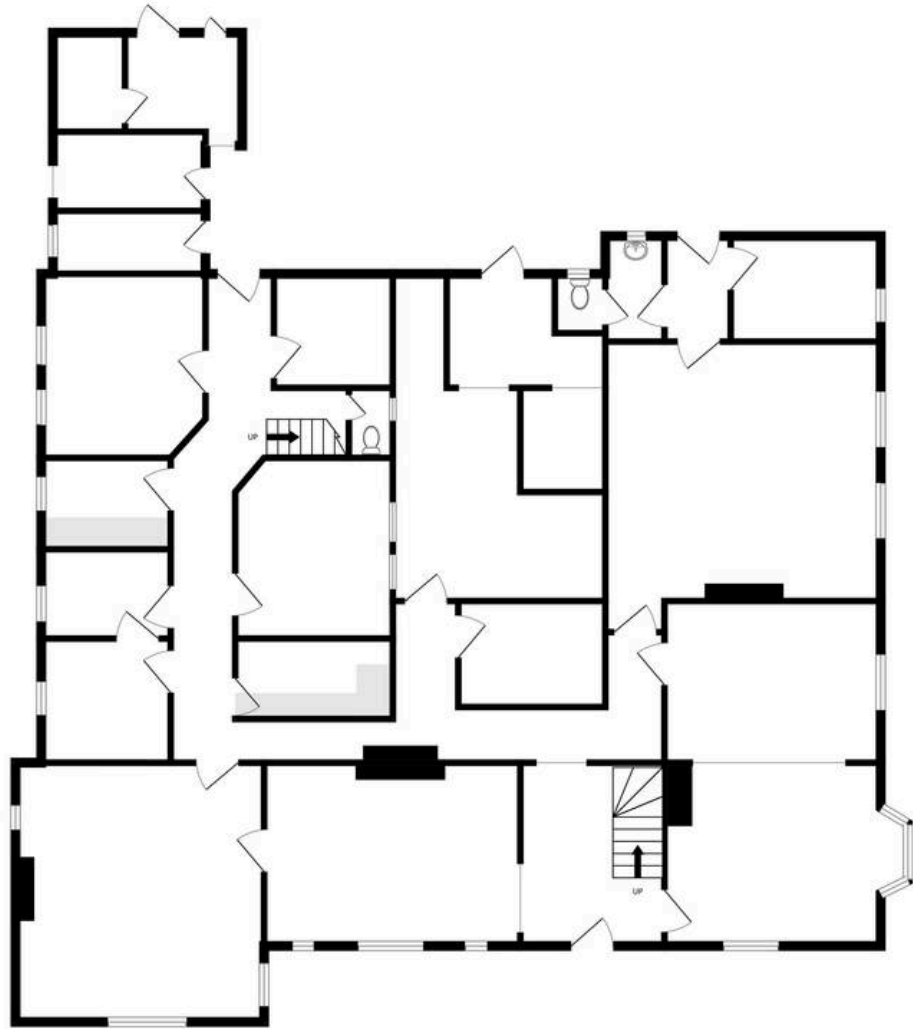
Ellingham Road also offers straightforward access to the A11, providing direct road connections towards Norwich, Thetford, Cambridge, and the wider national road network. Surrounded by open countryside yet close to town services, the location suits those looking for space and connectivity without sacrificing convenience.

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Attleborough Lodge

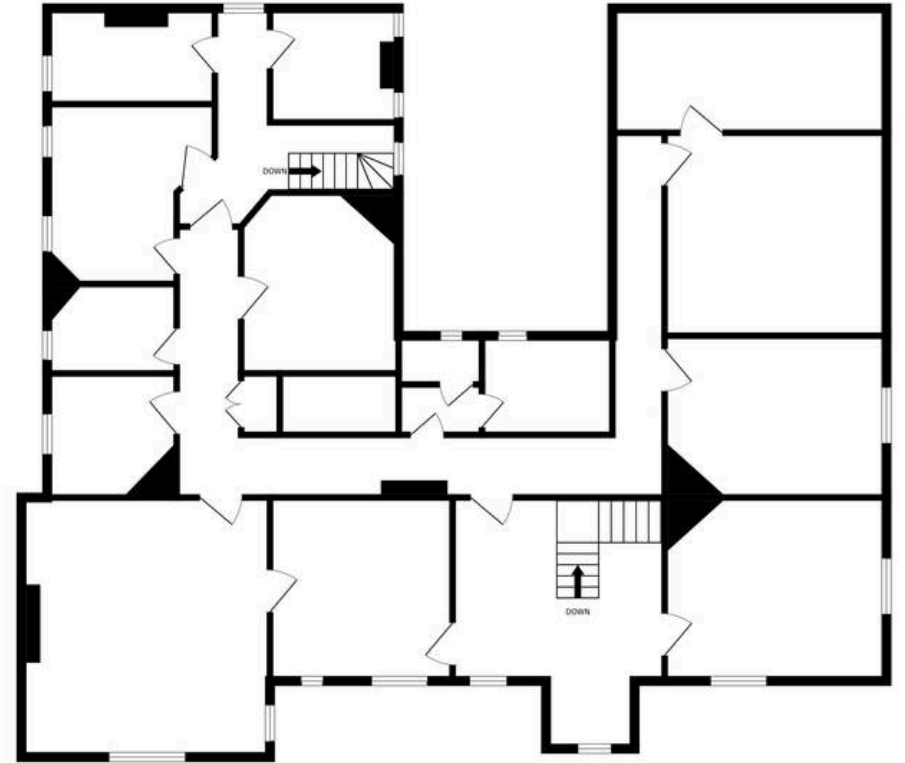
Believed to date back to around 1840, the main house is Grade II listed and is of brick construction with applied timber



Ground Floor



1st Floor



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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 01362 700820

 9a Market Place, Dereham, NR19 2AW

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