



Pond View The Street, Somerleyton

Lowestoft



Minors & Brady

# Pond View The Street

Somerleyton, Lowestoft

Tucked beside Somerleyton's picture-book village pond, this long-held family home offers the kind of setting people quietly hope to find but rarely do. There's an immediate sense of arrival as you turn through the gates and follow the shingle drive towards the house, with established gardens wrapping gently around it and giving the property its calm, private feel. Inside, the spaces are warm, generous and clearly shaped by decades of everyday living, from the light-filled sitting room with its garden views to the practical farmhouse kitchen and four comfortable bedrooms upstairs. The grounds are a real highlight, with sweeping lawns, vegetable beds, a greenhouse and outbuildings that open the door to all sorts of future possibilities. After 40 years in the same ownership, this is a home ready for its next chapter, offering a lifestyle rooted in village charm, outdoor space and the easy rhythm of rural living.

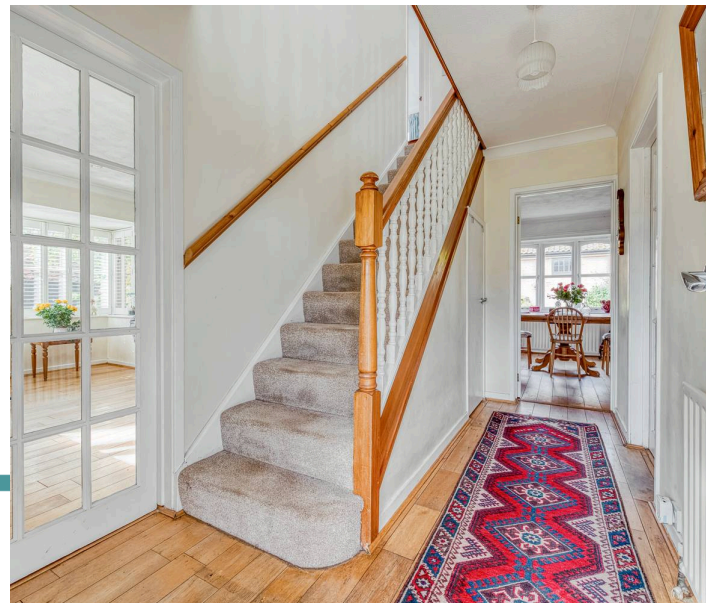
## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.

Please note that there is a restrictive covenant on the property that you are unable to affect pheasants nests.



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Somerleyton, Lowestoft

- Proudly positioned in a highly sought-after location within the rural village of Somerleyton, this executive detached residence sits on approx. 0.5 acres of beautiful grounds (stms)
- On the market for the first time since it was built 40 years ago, this characterful property is an exceptional family home offering over 1,800sqft of spacious and flexible accommodation
- As you approach the property, there is an immediate sense of seclusion as it is set back from the road, with gated access to a vast shingle driveway for off-road parking
- 22ft living room with triple-aspect views of the gardens and a cosy wood burner, with an arched opening into the formal dining room
- Farmhouse-style kitchen fitted with units, an integrated oven, a Butler sink and areas for your own appliances
- Four double bedrooms framing views of the countryside setting, along with a first-floor family bathroom and a ground-floor wet room for convenience
- Expansive grounds offering endless possibilities for outdoor leisure, featuring various seating areas, a sweeping lawn, vegetable patches for home-grown produce, a greenhouse and established borders
- A 27ft stable block/garden store and a 24ft garage for parking vehicles or storage use, with the potential to convert (stpp)
- Easy access to village amenities, including the popular 'Dukes Head' pub, the village hall, Somerleyton primary school and scenic public footpaths



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## Somerleyton

The Street in Somerleyton sits at the heart of a classic Suffolk village setting, with a calm, rural character shaped by its position on the banks of the River Waveney. Somerleyton is known for its historic architecture and beautifully kept surroundings, giving the whole area a quietly refined, lived-in charm rather than anything overly polished.

Daily life in the village revolves around a handful of well-used amenities. There's a traditional pub that acts as a social anchor, a primary school, and a village hall that hosts community events. Local walks branch out from The Street toward the river, farmland, and woodland, making it a great base for anyone who enjoys being outdoors without needing to travel far. Somerleyton train station sits just beyond the village core, offering direct links along the Norwich–Lowestoft line and making commuting or day trips straightforward.

Somerleyton Hall is the area's standout landmark, and its grounds add a lot to the village's identity. The estate's famous maze, made from more than 2,000 yew trees and covering roughly an acre, has long been a favourite with visitors. The wider gardens include a walled garden, rose garden, and a woodland walk through ancient trees, giving the whole estate a sense of depth and history that's hard to replicate.

For broader services, Lowestoft is close enough to feel convenient while still leaving Somerleyton with its own peaceful rhythm. The town offers larger supermarkets, additional schools, and wider transport connections, so you get the balance of rural living with practical access to everything you'd expect from a coastal hub.

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# Pond View The Street

Somerleyton, Lowestoft

Proudly positioned in one of Somerleyton's most sought-after settings, this long-established family home enjoys a prime location beside the village pond, offering a rare opportunity to purchase a property that has remained in the same ownership since it was built 40 years ago. Set on land originally acquired from the Somerleyton Estate, the house sits within grounds of around half an acre (stms) and presents generous, flexible accommodation with a strong sense of privacy.

The property is set well back from the lane, approached through gated access onto a wide shingle driveway that provides extensive parking. The first impression is one of space and seclusion, with glimpses of the wrap-around gardens that frame the house. A bright, airy porch leads into the entrance hall, which immediately conveys the welcoming, homely atmosphere that runs throughout.

The main living room is a standout feature: a spacious, light-filled setting with triple-aspect views across the gardens. A bay window draws in the side outlook, while sliding doors open directly onto the lawn, encouraging an easy connection with the outdoors. A wood burner adds a warm focal point, and an arched opening leads through to the formal dining room, creating a natural flow for everyday living and entertaining.



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The kitchen embraces a classic farmhouse style, fitted with traditional units, a Butler sink and an integrated oven, with space for your own appliances. It is a practical and inviting room, with clear potential for those who may wish to reconfigure or modernise in the future. A ground-floor wet room adds further convenience.

Upstairs, four double bedrooms frames views over the gardens and surrounding countryside. Each room offers comfortable proportions, with the third bedroom benefiting from a built-in wardrobe. A three-piece suite family bathroom serves this floor, completing a layout well suited to a range of lifestyles.

The grounds are particularly impressive, offering both established planting and wide open areas that invite outdoor living. Sweeping lawns are complemented by various seating spots positioned to follow the sun, while vegetable patches and a greenhouse provide opportunities for home-grown produce. Mature borders add structure and colour, creating a garden that feels both expansive and manageable.

A substantial stable block and a large garage offer excellent storage or workspace, with clear potential for conversion (stpp) for those seeking additional accommodation or hobby space.

This is a home that has been carefully maintained and enjoyed for decades, now ready for its next chapter. With its exceptional position in the heart of Somerleyton, generous plot and well-balanced accommodation, it represents a rare chance to secure a property in one of the area's most desirable villages.

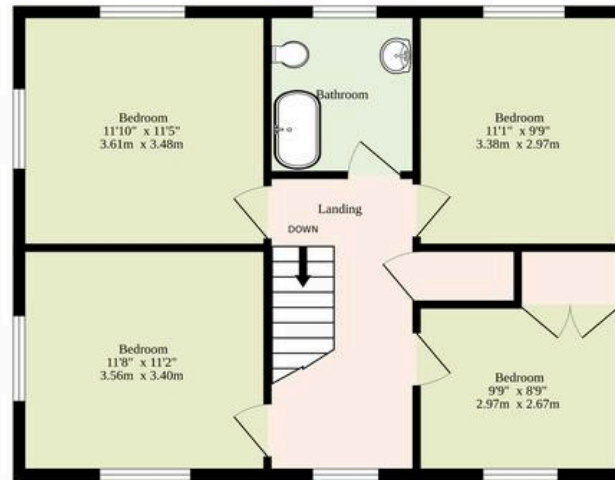


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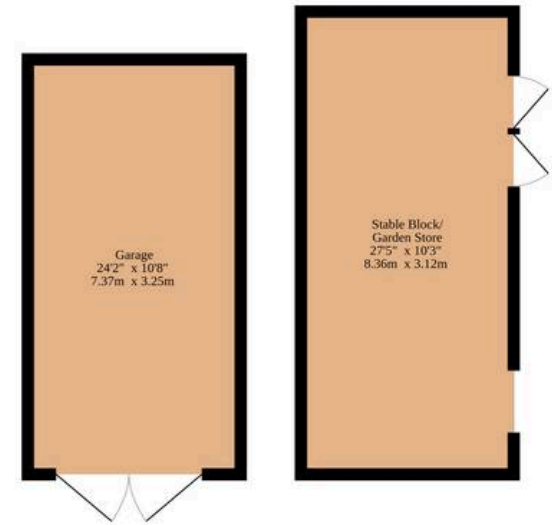
Ground Floor  
665 sq.ft. (61.8 sq.m.) approx.



1st Floor  
632 sq.ft. (58.7 sq.m.) approx.



Outbuildings  
541 sq.ft. (50.3 sq.m.) approx.



Total Sqft Includes The Outbuildings.

**TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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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