



Lodge Farm Cottage Norwich Road, Scole

Minors & Brady



Lodge Farm Cottage Norwich Road

A place where 2.8 acres of countryside dreams become reality, Lodge Farm Cottage offers far more than a home, it offers a lifestyle. This beautifully renovated Grade II listed cottage is complemented by a detached annexe, substantial barn complex and an array of smallholding facilities. Surrounded by open farmland and woodland with no close neighbours, it enjoys an exceptional level of privacy and tranquillity. The versatile annexe is currently occupied by family members, showcasing its suitability for multi-generational living, while the extensive barn buildings present exciting future potential, having previously benefitted from planning permission for three dwellings, now lapsed. Complete with a pond, orchard, walled garden and facilities for a variety of animals including chickens, goats and pigs, the property is perfectly positioned for those seeking a self-sufficient or rural lifestyle.

- **Agent's Note**

The property is offered for sale freehold and is Grade II listed, benefiting from a Klargester drainage system, oil-fired central heating, mains water and mains electricity.

Please note that the property and/or land may comprise more than one title and may be held under separate title numbers. Purchasers are advised to make their own enquiries regarding any rights, restrictions or covenants affecting the property. Anyone intending to alter the use of the land or undertake development should satisfy themselves that their proposed use is permitted.





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The Location

Located in the popular village of Scole, Lodge Farm Cottage enjoys an excellent position that combines the charm of rural Norfolk with convenient access to a wide range of amenities and transport links. The village offers a welcoming community atmosphere and a selection of everyday conveniences, including local shops, public houses, a primary school and recreational facilities, making it well suited to both families and those seeking a quieter pace of life.

Just a short distance away lies the thriving market town of Diss, which provides an extensive range of amenities including supermarkets, independent retailers, cafés, restaurants, healthcare services and leisure facilities. Diss is also home to a mainline railway station offering direct services to Norwich, Ipswich and London Liverpool Street, making the area an attractive choice for commuters and those requiring excellent connectivity.

The village enjoys easy access to the A140, providing straightforward routes north to Norwich and south towards Ipswich, while the nearby road network allows convenient travel throughout Norfolk and Suffolk. Despite these excellent transport connections, the property remains surrounded by attractive countryside, offering a wonderful balance between accessibility and rural living.

The surrounding area is renowned for its picturesque landscapes, country walks and charming villages, with the Norfolk Broads, Suffolk countryside and heritage coastline all within comfortable reach. Whether enjoying walks through open farmland, exploring nearby market towns or simply embracing the tranquillity of village life, the location offers an enviable lifestyle for those seeking both convenience and a connection to the countryside.

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Lodge Farm Cottage, Scole

Believed to date back in part to the 1500s, Lodge Farm Cottage has been sympathetically renovated and enhanced by the current owners, combining period charm with the comforts of modern living. Rich in character and individuality, the Grade II listed cottage extends to over 1,000 sq ft and is centred around an impressive open-plan living arrangement, perfectly suited to family life and entertaining alike.

The spacious dining room flows naturally into the kitchen, creating a welcoming heart to the home, while the striking octagonal sitting room provides an elegant and distinctive reception space filled with natural light. A feature wood-burning stove adds warmth and atmosphere, creating a cosy focal point throughout the colder months.

The bedroom accommodation is arranged around a central lobby, offering a practical layout and a sense of separation from the main living spaces. The cottage provides three bedrooms, alongside a shower room and additional study space, ensuring flexibility for home working, hobbies or occasional guest accommodation. Throughout the home, great care has been taken to preserve the property's heritage whilst ensuring it remains comfortable and functional for modern lifestyles.

Detached Annexe - Ideal For Multi-Generational Living

A major feature of the holding is the detached annexe, providing valuable secondary accommodation with excellent flexibility.

Currently occupied by members of the vendors' family, the annexe demonstrates just how well the arrangement works for multi-generational living, allowing relatives to maintain independence whilst remaining close by.



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The accommodation includes a spacious living room, fitted kitchen, three bedrooms, an en-suite shower room and useful storage areas. Whether utilised for dependent relatives, older children, guests, home working or hobby space, the annexe offers a highly practical solution and significantly enhances the versatility of the overall property.

Exceptional Barn Complex & Future Potential

Complementing the cottage and annexe is a substantial detached barn complex, incorporating two large barn areas, a garage, W.C. facilities and further ancillary space.

The buildings offer extensive storage and workspace opportunities whilst also presenting exciting potential for future development. Of particular interest, the barn previously benefitted from planning permission for conversion into three separate dwellings. Whilst the planning consent has now lapsed, prospective purchasers may wish to explore the possibility of reapplying for similar permissions, subject to all necessary consents and approvals.

The combination of existing buildings, generous plot size and rural setting presents an increasingly rare opportunity to create additional accommodation or lifestyle-focused development in a sought-after countryside location.

Approximately 2.8 Acres (STMS) Of Private Grounds

Occupying approximately 2.8 acres (STMS), the grounds are a true highlight of the property and provide the perfect backdrop to a rural lifestyle.





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Scole, Diss

Expansive lawns, mature trees, established planting, a productive orchard and a charming walled garden combine to create an idyllic countryside environment. Positioned within the centre of the plot, a pond provides an attractive focal point whilst contributing to the natural beauty and tranquillity of the setting.

The orchard features a variety of fruit trees, whilst raised beds and productive garden areas offer excellent opportunities for those wishing to embrace a more self-sufficient way of life.

Established Smallholding Facilities

The property is currently operated as a smallholding and is exceptionally well equipped for buyers with agricultural, livestock or lifestyle interests.

Numerous pens, aviaries and specialist enclosures are already in place and currently accommodate a variety of animals including chickens, ducks, geese, goats and pigs. The existing setup offers an excellent foundation for anyone looking to continue smallholding activities, keep livestock or simply enjoy the freedom that comes with owning a substantial rural holding.

The scale of the facilities allows purchasers to tailor the property to their own interests, whether focused on animals, horticulture, self-sufficiency or recreational countryside living.



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Main House
Approx. 1035.5 sq. feet

Total area: approx. 1035.5 sq. feet

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.

Plan produced using PlanUp.

Annex & Barn
Approx. 172.6 sq. metres (1857.7 sq. feet)



Total area: approx. 172.6 sq. metres (1857.7 sq. feet)

Dreaming of this home?
Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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