



The Lodge Fakenham Road, Morton On The Hill

Minors & Brady



The Lodge Fakenham Road

Morton On The Hill, Norwich

A truly unique Grade II Listed Gothic residence set within approximately 0.44 acres (STMS), offering complete privacy and exceptional character. Dating back to the 1800s, this striking home seamlessly blends historic charm with sympathetic modern updates, creating a property that is both distinctive and comfortable. The versatile accommodation includes three bedrooms, two elegant reception rooms and a beautifully appointed bathroom, all enhanced by a wealth of original features. Surrounded by mature grounds and countryside views, the property enjoys a wonderfully secluded setting with no immediate neighbours. Offered with no onward chain and a proven track record as a successful holiday let, this is a rare opportunity to acquire one of the area's most individual homes.

- Exceptional Grade II Listed Gothic-style residence dating back to the 1800s
- Approximately 0.44 acres (STMS) of private grounds
- Secluded setting with no immediate neighbours
- Three characterful double bedrooms
- Two elegant reception rooms with period fireplaces
- Wealth of original features including Gothic doors, archways and high ceilings
- Sympathetically modernised throughout while retaining historic charm
- Generous driveway parking and mature lawned gardens
- Proven and highly successful holiday let with future bookings in place
- Offered with no onward chain and countryside views in all directions



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The Location

Located within the peaceful village of Morton on the Hill, this attractive rural setting offers a wonderful balance between countryside living and everyday convenience. Surrounded by rolling Norfolk farmland, open fields and quiet country lanes, the village provides a tranquil environment while remaining well connected to larger centres. Nearby villages offer a range of amenities including primary schooling, healthcare facilities, local shops, cafés and traditional pubs, ensuring day-to-day needs are easily catered for.

Despite its rural feel, the village enjoys excellent accessibility, with the A1067 close by providing a direct route into Norwich, approximately eight miles away. This convenient connection makes the location particularly appealing for commuters and those wishing to enjoy the extensive shopping, dining, cultural and employment opportunities available within the city. Norwich also benefits from mainline rail services to London Liverpool Street and an international airport, enhancing connectivity further.

The area is particularly well regarded for its leisure and recreational opportunities. Royal Norwich Golf Club, one of the county's premier golf destinations, is within easy reach and offers outstanding golfing facilities alongside a modern clubhouse and popular padel courts. Families will appreciate the close proximity of Roarr! Dinosaur Adventure, a well-known Norfolk attraction offering a variety of activities and entertainment throughout the year.



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The Lodge, Morton On The Hill

Set within approximately 0.44 acres (STMS) and occupying a wonderfully secluded position with no immediate neighbours, this remarkable Grade II Listed Gothic-style residence presents a rare opportunity to acquire a home of significant character and architectural appeal. Dating back to the 1800s, the property showcases an array of period features and distinctive design elements rarely found in today's market, while benefiting from sympathetic modernisation that enhances everyday comfort without compromising its heritage.

Approached via a sweeping shingled driveway and surrounded by mature grounds, the property enjoys an enviable sense of privacy and tranquillity. From the moment of arrival, the striking Gothic façade, attractive brickwork and intricate detailing create an unforgettable first impression, with the home standing proudly within its generous plot against a backdrop of open countryside.

Inside, the accommodation is both elegant and practical. A welcoming entrance hall provides access to the principal reception rooms, where high ceilings, original fireplaces and beautiful architectural features create a wealth of charm. The separate sitting room is an especially impressive space, centred around a working fireplace and enhanced by graceful arched openings leading into bay windows that draw in natural light and frame views across the surrounding grounds.



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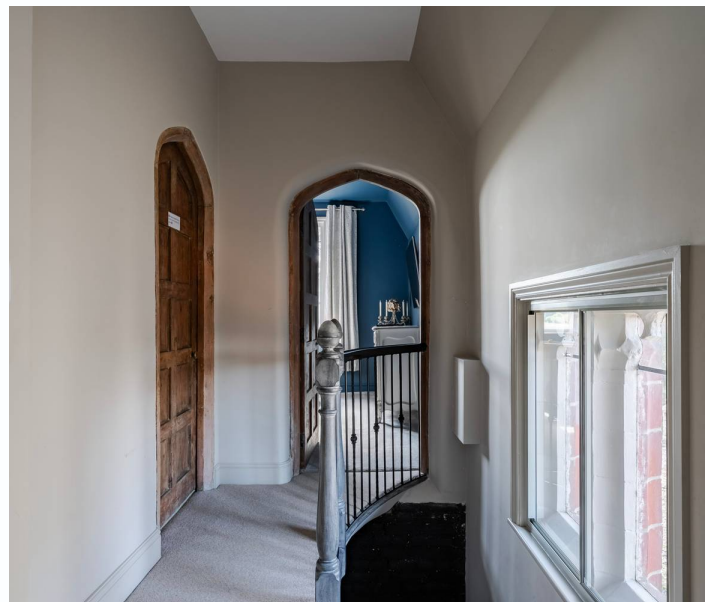
Morton On The Hill, Norwich

The separate dining room offers an equally characterful environment for entertaining, complete with a log-burning stove and further period detailing.

The kitchen has been thoughtfully updated to provide a modern and functional workspace while remaining in keeping with the age and style of the home. Adjacent to the kitchen, a useful utility and storage room provides valuable additional space for appliances and everyday household needs.

The first floor continues the property's appealing blend of character and comfort, offering three well-proportioned bedrooms, each enjoying individual charm and attractive outlooks across the grounds. Traditional features including fireplaces, Gothic-inspired doors and generous ceiling heights reinforce the home's historic significance. The beautifully appointed bathroom complements the property's heritage, incorporating Victorian-inspired fittings to create a particularly elegant space.

The extensive grounds are a key feature of the property, with large lawned areas, established boundaries and attractive open views creating a wonderful outdoor setting. Whether utilised for family life, entertaining guests or simply enjoying the peaceful surroundings, the outside space offers exceptional flexibility and a genuine connection to the Norfolk countryside.



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In addition to its appeal as a private residence, the property has also proved to be a highly successful holiday let, generating strong interest and consistent bookings. The current owners have enjoyed considerable success operating the property as a holiday accommodation business, with bookings already secured well into next year, presenting an attractive opportunity for those seeking an income-producing asset alongside a unique home.

Offered with no onward chain, this exceptional Grade II Listed property combines historic character, architectural distinction, generous grounds and proven holiday let credentials. Homes of this nature and individuality rarely become available, making this a truly special opportunity within one of Norfolk's most peaceful rural settings.

Agent's Note

This property is offered for sale freehold and is connected to mains electricity, mains water and a septic tank.

Please note that parts of the property retain single-glazed windows.

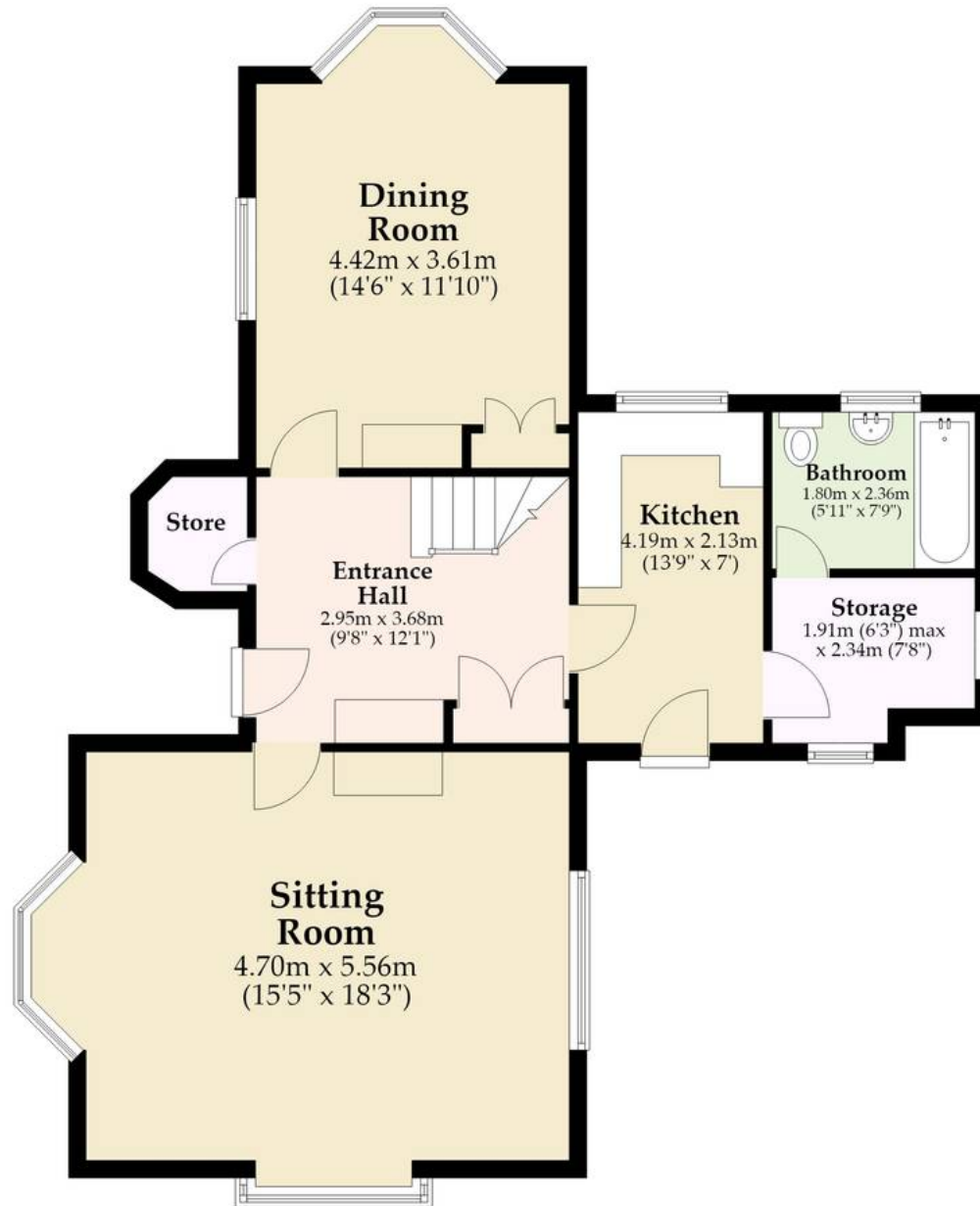
The property is currently operated as a successful holiday let and has future bookings in place. Purchasers not intending to continue this use should be aware that existing bookings may need to be honoured. Further details are available upon request.



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Ground Floor

Approx. 74.5 sq. metres (801.4 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



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Total area: approx. 124.5 sq. metres (1339.6 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.

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