

Lodge Farm, Castle Acre,
Norfolk



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Land and property. Since 1885.

A substantial period Holkham Estate farmhouse with outbuildings and mature grounds in West Norfolk.

The Property

A farmhouse of real character and quiet distinction, forming part of the celebrated Holkham Estate. Georgian in origin with later Victorian additions, Lodge Farm sits within mature park-like grounds in an unspoilt corner of West Norfolk. The house requires a programme of refurbishment and is offered accordingly, but for those with an eye for provenance and potential, it is a property of uncommon interest.

Built in the distinctive warm-toned brick of the Holkham Estate, Lodge Farm is a farmhouse of scale and presence – Georgian origins extended substantially in the Victorian period, resulting in over 8,700 square feet of accommodation arranged across six reception rooms, seven bedrooms and five bathrooms, and an adjoined two-bedroom annexe. The house is unlisted, which will be of practical benefit to whoever undertakes its restoration.

Outside

Offered at 3.89 acres (red outline) - include lawn garden, a pond, and belts of established woodland containing some particularly fine specimens of copper beech, oak, horse chestnut and lime. The bones of a well-considered landscape are clearly present, with the structure and maturity that only time can provide.

A courtyard of single-storey outbuildings to the north provides garaging, stabling, a workshop and stores which offer potential for a variety of uses, subject to any necessary consents.

Additional land is available by separate negotiation (blue outline totalling 20.38 acres) which also includes a substantial barn on the north side of the courtyard.



Location

Lodge Farm occupies a position of genuine seclusion, set within ancient trees and open parkland approximately one mile north-east of Castle Acre – one of the most historically rich villages in Norfolk, notable for its Norman castle, ruined Cluniac priory and the medieval Church of St James. Few passing through the village would suspect that a house of this scale and heritage lies so quietly beyond it.

Swaffham, a handsome Georgian market town, is three miles to the south with a Waitrose supermarket. Fakenham lies eleven miles to the north with a good range of amenities, and the wide beaches and nature reserves of the North Norfolk coast – including Brancaster – are within twenty miles. Norwich, with its cathedrals, restaurants and mainline rail connections to London, is a comfortable drive. Sandringham, Houghton Hall and Oxburgh Hall are all within fifteen miles.

Postcode region: PE32

General

Agents note: Within 6 months of a completed sale, the vendors will provide a new private water supply to any properties that are currently supplied via the borehole located on grounds associated with Lodge Farm.

Local Authority: King's Lynn & West Norfolk
Services: Oil fired central heating, mains electricity, private water and drainage.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

8,706 sq ft (808.8 sq m)

9 Bedrooms

6 Reception Room

Outbulidings

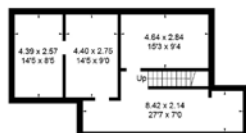
In all about 3.89 acres

Freehold | Castle Acre

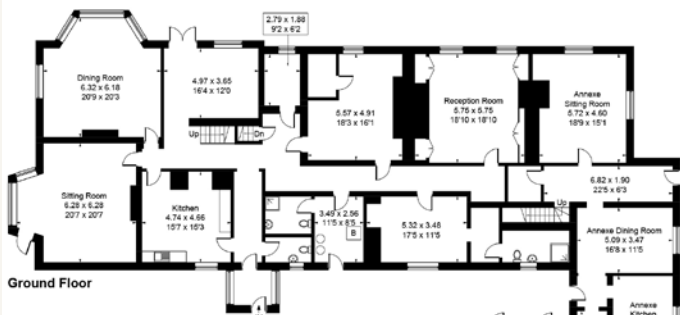
Guide price £950,000



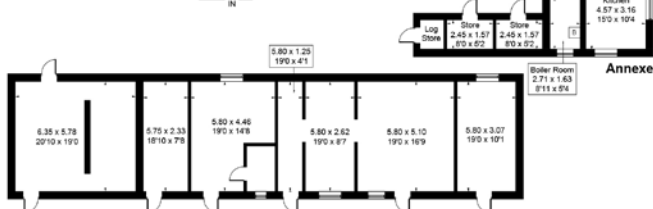
Approximate Gross Internal Area = 808.8 sq m / 8706 sq ft
 Garages = 133.1 sq m / 1433 sq ft
 Outbuildings = 162.5 sq m / 1749 sq ft
 Stables = 130.6 sq m / 1406 sq ft
 Total = 1235.0 sq m / 13294 sq ft



Basement

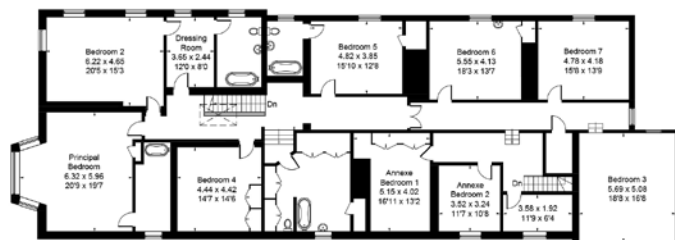


Ground Floor



Annexe

(Not Shown In Actual Location / Orientation)
Outbuilding



First Floor



(Not Shown In Actual Location / Orientation)
Garages

Stables

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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