



Holly Lodge

Bergh Apton, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive Georgian house with attached indoor swimming pool complex, extensive detached office building and annexe in grounds of 4.4 acres.

Six bedroom Georgian house sitting in extensive gardens and grounds in a rural setting.



7 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



ABOUT 4.43 ACRES



FREEHOLD



VILLAGE



11,771 SQ FT



GUIDE PRICE £2,000,000



The property

Holly Lodge is an attractive Georgian house with attached indoor swimming pool complex, extensive detached office building with attached annexe and grounds of 4.4 acres. The property is not listed and its accommodation of over 7,000 sq ft is presented in excellent condition and offers period features throughout. The sitting room is spacious with dual aspect wooden sash windows and shutters, marble fireplace, cornicing and ceiling rose. The dining room is large also with marble fireplace, a well-equipped butler's pantry and French doors out to the veranda. At the front of the property is a snug room with dining area in a bright bay window, and adjacent to this is a useful study. The kitchen is fully fitted with bespoke shaker style units under granite worktops and an Aga, a larder/refrigerated cold room and leads through to a utility room and playroom. Upstairs is the principal bedroom with dressing room and en suite shower room. There are a further five bedrooms and three bathrooms, one of which is en suite.

The property interlinks to the garage and pool complex which features 32 x 16 ft heated indoor swimming pool, changing room with two shower rooms, garden room with French doors out to a courtyard garden, workshop, double garage and first floor office.

Further to the north is a detached brick and flint building with extensive office set up covering 3305 sq ft at one end and a 650 sq ft one-bedroom annexe at the other, with storerooms above. The building has its own separate access and could be utilised for a multitude of uses, such as garaging or additional accommodation, subject to necessary planning permission.

Outside, the property is approached over a gravel driveway through wrought iron gates on brick pier walls to a parking area for numerous vehicles. To the front of the property is a terrace overlooking south facing lawn gardens with reflection pond with mature shrub and hedge borders.



To the east of the house is a large expanse of lawn with tree boundaries leading north to a kitchen garden with greenhouse, sheds and raised vegetable beds and fruit cages.

Location

Holly Lodge is situated in the rural village of Bergh Apton just 9 miles south of Norwich. The property is near to local village amenities in Brooke including public houses, village hall, butchers, cricket club, primary school and garage. Further amenities can be found in the larger village of Poringland and the town of Loddon. The property has excellent access to the A146 for routes to Beccles, Lowestoft and Norwich. Norwich 9 miles to the north and offers a comprehensive range of commercial entertainment, cultural amenities and excellent schooling. Norwich has a main railway station providing regular service to London and Cambridge. On the north side of the city is Norwich International Airport which caters for both domestic and international flight destinations.

Directions

Postcode: NR15 1DD

From Norwich, head southwest on the A146 signposted to Beccles and continue for 6.5 miles. Upon entering Thurton, turn right at the George & Dragon public house onto The Street and continue straight over onto White Heathe Road at the following crossroad junction. Follow this road to the right for one mile and turn left onto School Road. Take the next left turning onto Sunnyside and the driveway for Holly Lodge can be found on the left-hand side.

What3words: /// though.gourmet.answer



Distances

- Norwich 9 miles
- Poringland 3 miles
- Beccles 11.5 miles

Nearby Stations

- Norwich Railway Station 7.5 miles
- Norwich Bus Station 7.5 miles

Key Locations

- Norwich Cathedral 8 miles
- University of East Anglia 9.5 miles
- Whitlingham Country Park 8 miles

Nearby Schools

- Norwich High School for Girls
- Norwich School
- Town Close Preparatory School
- Langley School





Floorplans

Approximate Gross Internal Area
 Main House: 687.2 sq m / 7,397 sq ft
 Garage: 38.9 sq m / 419 sq ft
 Office: 307.0 sq m / 3,305 sq ft
 Annexe: 60.4 sq m / 650 sq ft
 Total: 1,093.5 sq m / 11,771 sq ft
 For identification purposes only.

General

Services: Oil fired central heating, mains water and electricity, and private drainage.

Tenure: Freehold

Local Authority: South Norfolk Council

Council Tax: Band G

EPC Rating: Main House - E. Annexe - D.

Parking: Double garage and extensive off road parking.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewing: Strictly by appointment through Strutt & Parker.

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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