

SALES & LETTINGS

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# Lorne House, Shortthorn Road, Stratton Strawless, Norfolk, NR10 5NT

An incredible opportunity to acquire a substantial family home set on a plot of over three and a half acres with the possibility of purchasing additional adjoining land suitable for a variety of usages including commercial, residential or industrial development (All subject to the usual planning permission).

Located almost midway between Aylsham and Norwich, the property benefit from local amenities that include the Marsham Arms Restaurant, The Fox and village hall at Hevingham and the nearby Broadland Country Park; a one-hundred-and-forty-acre mosaic of heath, woodland and marshy grassland, perfect for walkers, horse riders and cyclists to explore.

Lorne House is approached through ornate metal gates onto a brick weave driveway providing ample off-road parking and access to a double garage. To the front and side of the property extensive lawn gardens are bordered by mature trees. A paved terrace, ideal for alfresco dining with friends and family, wraps around the rear of the property and overlooks distant lawn and woodland views.







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- DETACHED FAMILY HOME
- CINEMA & GARDEN ROOMS
- FIVE BEDROOM, THREE EN-SUITES

- SWIMMING POOL & GYMNASIUM
- OFF-ROAD PARKING & DOUBLE GARAGE
- PLOT EXCEEDING THREE & A HALF ACRES

- AIR SOURCE HEATING FOR HOUSE & POOL
- APPROX. SEVEN MILES TO AYLSHAM & TEN TO NORWICH
- APPROX. SEVEN THOUSAND SQUARE FEET OF ACCOMMODATION

Arranged over two floors, beautifully presented throughout and approaching seven thousand square feet of living space, this impressive property affords a generosity of accommodation and a host of living solutions for any modern-day family. It boasts a broad entrance hallway, two receptions, separate utility, cinema and garden rooms, as well as a gymnasium and indoor swimming pool with changing facilities, previously used as a commercial venture by the current owners. To the first floor there is a family bathroom, a study and five double bedrooms, three with en-suites and the master with a dressing room.

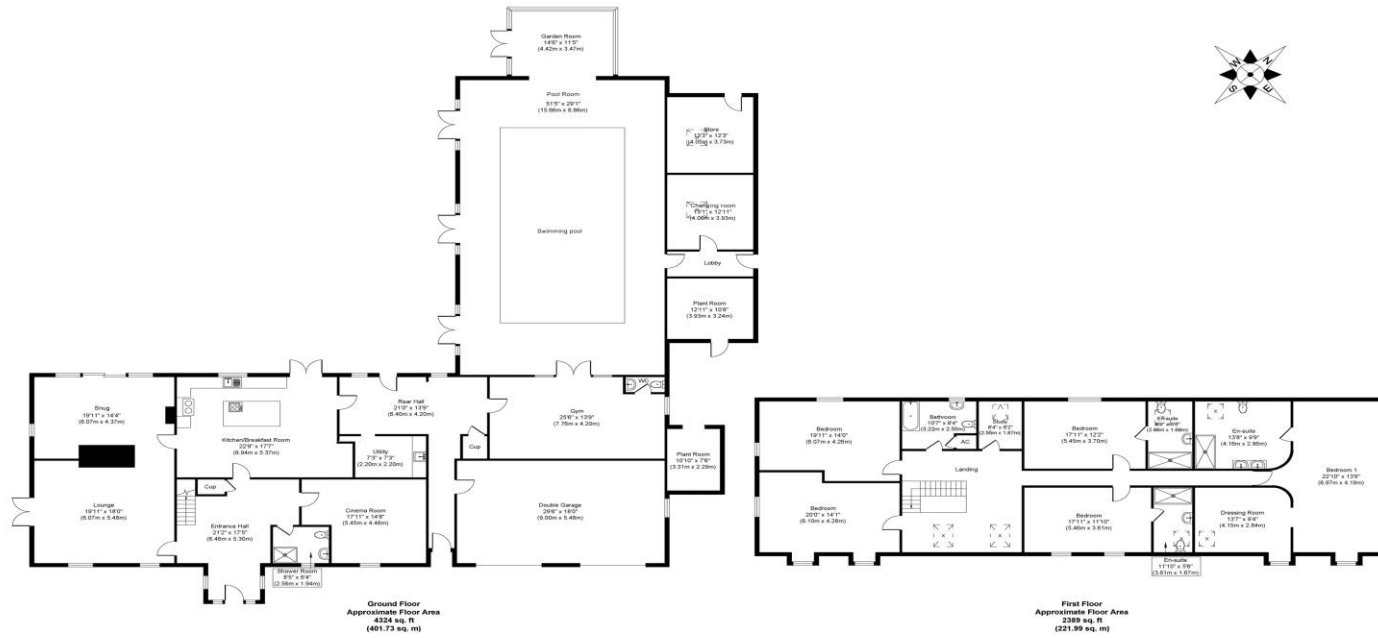
The property further benefits from its proximity to the market town of Aylsham and the capital city of Norwich where collectively there is an abundance of independent retail shops, markets, restaurants, night life, historical interest and schooling for all ages.







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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

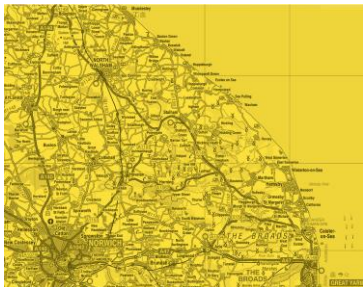






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