





Lynn Road, Weeting, Brandon, IP27 0QS

william h brown

welcome to

Lynn Lodge Lynn Road, Weeting Brandon

A beautifully renovated Grade II listed detached former gatehouse, combining charm, history and modern comfort. With three bedrooms, high ceilings, countryside views, converted workshop, and a stunning sunken entertaining space, this is a truly unique home!

Summary

Set on the periphery of a well-served village, with a range of amenities close to hand and within easy reach of the market town of Brandon - offering supermarkets, schools, and a mainline train station with direct links to Cambridge and Norwich - this remarkable Grade II listed detached former gatehouse offers a truly rare opportunity.

Lovingly renovated throughout, the home perfectly balances modern comforts with a wealth of original charm, character, and history. Positioned on a generous plot that backs onto paddocks, the property enjoys countryside views, ample off-road parking, and the benefit of a large garage.

Inside, high ceilings and carefully preserved architectural features create a sense of space at every turn. The entrance hall leads to a stylish family bathroom, a beautifully appointed country-style kitchen complete with an Aga, and a generous rear living room with striking arched windows and a feature open fireplace - the perfect spot to unwind on cooler evenings. The accommodation is completed by three bedrooms, two of which have been cleverly designed with mezzanine floors, maximising the space and adding a unique touch of versatility.

The lifestyle appeal extends seamlessly outdoors. The large rear garden provides ample space to relax and entertain, complemented by a converted stable block now serving as a workshop, and a stunning sunken seating area - a superb setting for al fresco dining and gatherings with family and friends.

The Accommodation

Entrance door to:

Entrance Hall

With high ceilings and door to the side.

Kitchen

10' 7" x 8' 4" (3.23m x 2.54m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, Aga, space for fridge/freezer, space and plumbing for washing machine and window to side.

Bathroom

With W.C, wash hand basin with mixer tap over, claw foot bath, window to side and radiator.

Inner Hall

Sitting Room

15' x 12' 7" max. (4.57m x 3.84m max.)

With feature open fire, three arched windows, door to front and two radiators.

Bedroom One

12' 6" max. x 10' 7" (3.81m max. x 3.23m)

With high ceilings, arched windows and radiator.

Bedroom Two

8' 9" x 9' (2.67m x 2.74m)

With mezzanine flooring, arched window to front and radiator.

Bedroom Three

8' 10" x 12' 6" (2.69m x 3.81m)

With mezzanine flooring, arched window to rear and radiator.







Outside

Front Garden
To the front of the property, there is a shingled area, providing plenty of space for off road parking and access to:

Garage
11' 1" x 22' 5" (3.38m x 6.83m)
With power and water connected.

Workshop
12' x 15' 3" (3.66m x 4.65m)
Was previously a block of stables.

Rear Garden
To the rear, the garden is largely laid to lawn with a range of mature trees throughout and a sunken seating and entertainment area.







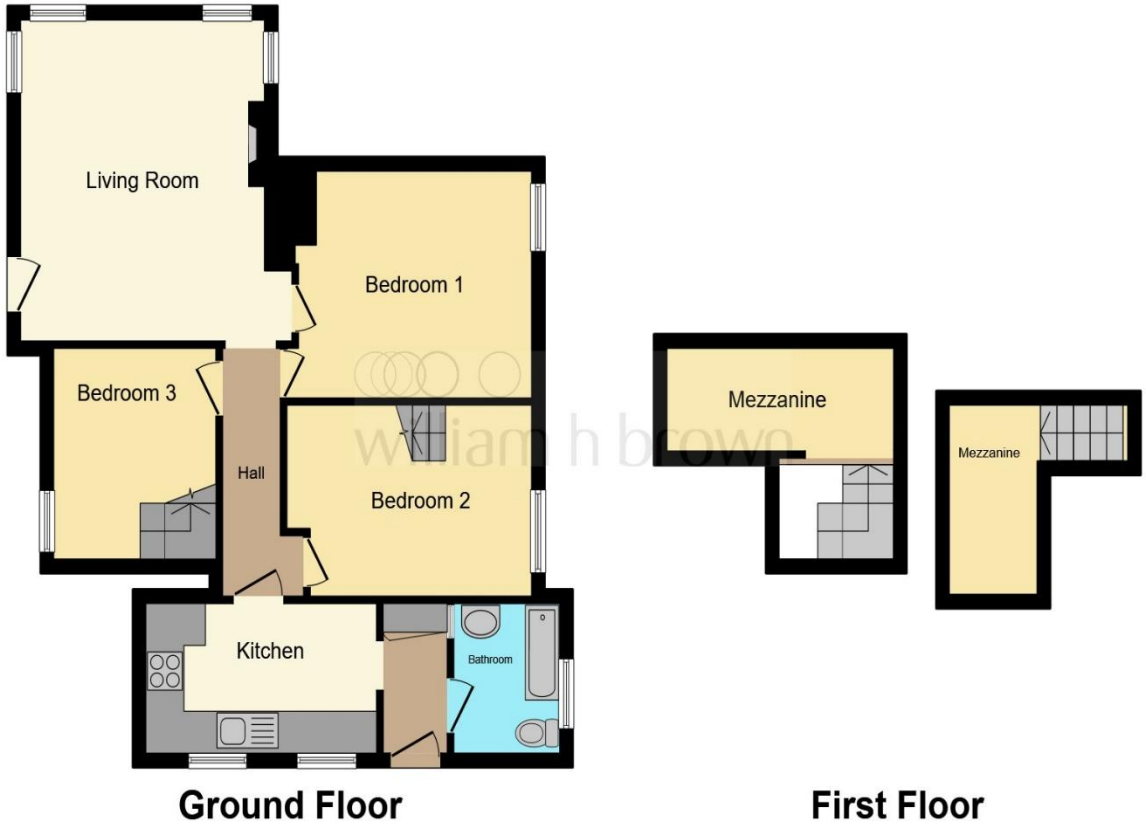
welcome to

Lynn Road, Weeting, Brandon

- Detached Grade II Listed Former Gatehouse
- Lovingly Renovated with Character Features Retained Throughout
- Positioned on a Generous Plot Backing onto Paddocks with Countryside Views
- High Ceilings Throughout
- Country-Style Kitchen with Aga
- Spacious Living Room with Arched Windows and Open Fire
- Three Bedrooms, including Two with Mezzanine Floors
- Stunning Sunken Seating and Entertainment Area

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Property Ombudsman

Property Ref:
BRD110646 - 0001

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