



M
M

Topcroft Lodge,
Topcroft, Bungay

M
M

MUSKER
McINTYRE
ESTATE AGENTS



Woodton - 2.5 miles

Bungay - 5.1 miles

Norwich - 13.4 miles

Southwold & The Coast - 22.4 miles

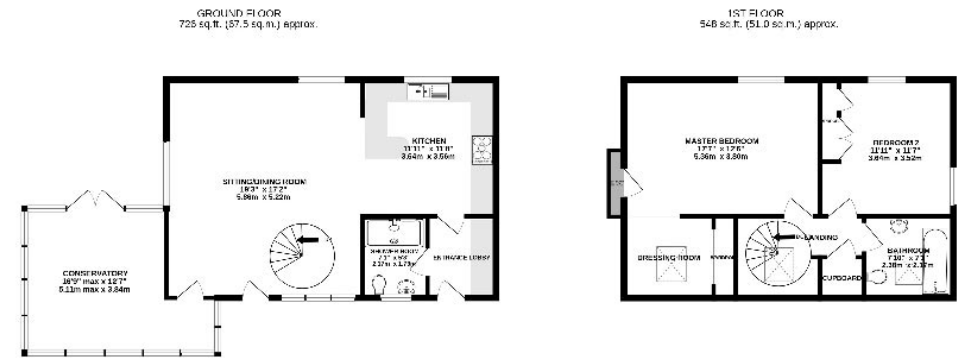
Situated centrally to the 13.62 Acre (stms) plot we are delighted to present to the market Topcroft Lodge & Oscars Barn. An exciting opportunity to acquire this charming Grade II Listed, 17th Century former 'Hunting Lodge' boasting superb equestrian facilities, formal gardens and Detached Barn Conversion providing secondary accommodation ideal for multi generational living, staff or a rental/holiday let income. Topcroft Lodge itself boasts over 4000 sq.ft of accommodation offering six bedrooms, four bathrooms, four reception rooms, family kitchen/breakfast room and a range of utility areas. Oscars Barn provides 1275 sq.ft of accommodation, boasting open plan, kitchen, dining & living on the ground floor with a delightful conservatory addition, on the first floor two large bedrooms and bathroom are found. Outside the exceptional grounds offer formal gardens, paddocks, arena, seven stables, triple garage and open barn to name but a few. Enjoyed over five decades by the current owners this is an opportunity not to be missed.



Gardens & Grounds

Approaching Topcroft Lodge from one of the two five bar gated entrances on Topcroft Street and Barford Road we are welcomed by the hedge lined driveway that passes the front paddocks and sweeps around this stunning home, passing Oscars Barn, the stable block & garage blocks and the open fronted barn. A wealth of parking is found at the front and rear of the main house whilst ample additional parking serves Oscars Barn and the garage block and barn areas. Vehicular access to all of the paddock areas leads from the drive. Formal gardens surround both Topcroft Lodge and Oscars Barn and offer delightful views over the paddocks in every direction. A pond is set to the front of the main house providing a superb view from the drawing room whilst the extended grounds are split into five main paddocks. Four of these offering approx 2.5 Acre blocks set to the east, south and western boundaries whilst a smaller training paddock sides onto the stable block on the northern boundary. A fully fenced area is set between the rear of the house and the paddocks. The stables are brick and pan tile construction and offer seven individual stalls with a separate foaling room. Adjoining the stable block we find three garages set adjacent to the open fronted barn. The tack room forms part of the main house and provides superb dry storage, a toilet and running water.





TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing information herein, those members of the firm, and others who rely on the same, are advised that the firm does not assume any responsibility for any error, omission or misstatement. The firm is not to be deemed a professional firm and shall not be deemed to be such by any professional jurisdiction. The services, systems and appliances shown hereon have been based on the quantities as to their quantity or efficiency can be given.

Moshe van Kempen 6/2025







Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil Central Heating
Mains Water
Private Drainage
Mains Electricity
EPC Rating: TBC

Local Authority

South Norfolk Council
Tax Band Topcroft Lodge: G
Tax Band Oscars Barn: B
Postcode: NR35 2BB

What3Words: ///digesting.cities.pack

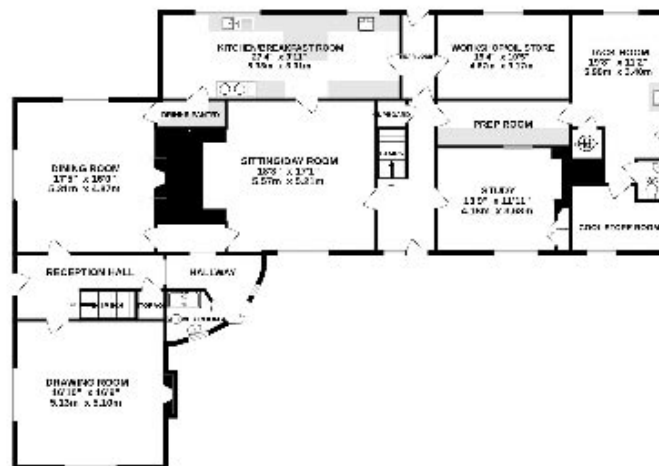
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

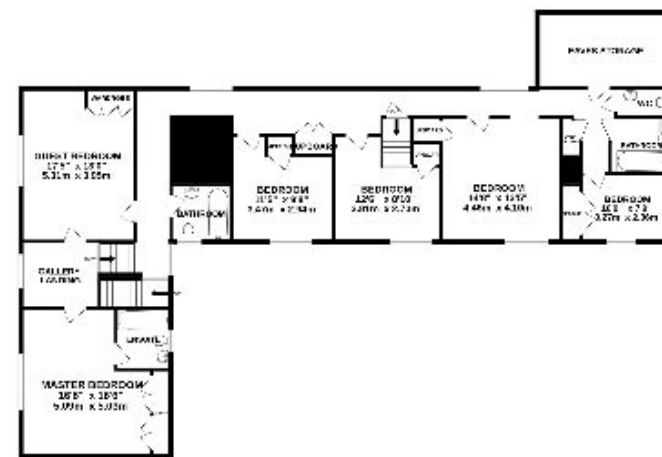
Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
2286 sq.ft. (212.4 sq.m.) approx.



1ST FLOOR
1785 sq.ft. (165.9 sq.m.) approx.



TOTAL FLOOR AREA: 4072 sq.ft. (378.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and other items are approximate and not necessarily as shown for any error, omission or misstatement. The plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown are not been tested and no guarantee as to their operability or efficiency can be given.
Made with Kitepro 5/2025

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Norwich City Centre 01603 859343
Loddon 01508 521110
Halesworth 01986 888205
Harleston 01379 882535

A member of OnTheMarket™

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



BUNGAY OFFICE

3 Earsham Street
Bungay
Suffolk
NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk