

Loddon Estate and Gardens

Region: East Of England **Sleeps:** 20

Overview

Nestled amidst 6 acres of pristine gardens and historic outbuildings dating back to 1478, Loddon Estate and Gardens stands as a testament to timeless elegance and exceptional craftsmanship. Recently restored to an award-winning standard, this enchanting estate has garnered accolades from the Campaign for the Protection of Royal England, securing first prize for its outstanding preservation and design.

As you approach the Hall, a magnificent Grade I listed building, you're drawn in by the grandeur of its ancient stone and timber façade, the deep history evident in every corner. The entrance hall welcomes you with its warmth and character, leading to a library and a drawing room where a 65" Smart TV, Netflix, and plush seating offer relaxation in style. Across the hall, the dining room is a feast for the eyes, with a stunning table seating 14+ guests, all while overlooking the barn and sprawling countryside. The heart of the Hall lies in the expansive 40-foot country kitchen, equipped with a double Aga, modern hobs, two dishwashers, and ample space for group cooking. Adjacent, a store/pantry and laundry room ensure ultimate convenience for guests during their stay.

As you ascend to the first floor, the music room invites quiet moments, its baby grand piano adding to the serene atmosphere. Here, four exquisitely appointed bedrooms await, each with its own en suite bathroom, offering either showers or indulgent roll-top baths. The Sir James Hobart suite, named after the Hall's original owner and attorney general to King Henry VII, features a king-size bed and a luxurious en suite with a roll-top bath. The Countess of Suffolk suite, Prudence, and Dionysia all offer unique retreats, with stunning details that blend history with comfort. On the second floor, three more suites—the Longe Room, Sir Peter Read suite, and Sir Francis Bacon suite—continue the theme of impeccable style, each with an en suite bathroom that combines comfort and sophistication.

Connected to the Hall by a striking archway, The Gatehouse exudes charm. Upstairs, the master suite boasts an antique four-poster bed and a freestanding roll-top bath, creating an atmosphere of indulgence. A modern bathroom with a rainfall-head shower, a warm sitting room with a crackling fireplace, and a spacious kitchen that opens out to a private garden complete this delightful space.

Guests enjoy exclusive access to the entire estate, including The Hall, The Gatehouse, The Garden Rooms, and the expansive 6-acre grounds. The meticulously manicured gardens are a true delight, with floral avenues, topiary hedges, and a picturesque pond inviting you to explore and unwind. Outdoor activities such as croquet and cricket can be enjoyed on the lawn, while the garden terrace, complete with outdoor dining and a firepit BBQ, offers perfect spaces for relaxation and socialising under the open sky.

Whether you're strolling through the historic halls or relaxing by the serene pond, Loddon Estate provides a unique and enchanting experience that



marries history, elegance, and the natural beauty of Norfolk.

Facilities

Recommended • Ideal for Kids • Has Discount • Has Offer • Special Offer
• Parking Space • Wi-Fi/Internet • Waterfront • Country Estate • Rural
Location • Washing Machine • Hairdryer • TV • Laptop Friendly
Workspace • Tumble Dryer • High Chair(s)

Interior & Grounds

The Halls

Ground Floor

- Drawing room with smart TV
- Dining room for 14 people
- Ample library
- Well equipped kitchen with a double Aga and additional separate gas hobs and oven, two dishwashers and two large sinks
- Pantry room
- Laundry room with washing machine and tumble dryer

First Floor

- Music room with baby grand piano
- Sir James Hobart suite with king size bed and en-suite bathroom with roll-top bath
- Countess of Suffolk suite with king size bed, fireplace and en-suite wet room
- Prudence room with with double bed and en-suite shower room
- Dionysia room with king size bed, reading room and en-suite bathroom with roll-top bath

Second Floor

- Ample sitting room
- Long room with super king size bed and en-suite bathroom with roll-top bath and shower
- Sir Peter Read suite with super king size bed and en-suite bathroom with roll-top bath and shower
- Sir Francis Bacon suite with king size bed and en-suite bathroom with roll-top bath and shower

The Gatehouse

Ground Floor

- Ample living room with comfortable seating and fireplace
- Well equipped kitchen with a range cooker and American-style fridge-freezer
- Shower room

First Floor

- Master bedroom with four posted bed and en-suite bathroom with roll-top bath

The Garden Rooms

- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom

Exterior Grounds

- 6 acres of garden
- Outdoor dining
- Firepit
- Barbecue
- Parking space
- Pond

Additional Facilities

- Board games provided
- 2 cots available - linen not provided



- 1 high chair available
- Footballs and outdoor games provided
- Linen, towels and essentials
- Tea and coffee supplies for arrival
- Hairdryers in all bedrooms
- 3 wood burners - logs provided

Location & Local Information

Loddon Estate is situated in the heart of Norfolk, an area renowned for its natural beauty and rich heritage. The estate is nestled amidst six acres of pristine gardens, surrounded by rolling countryside, ancient woodlands, and charming villages, offering guests a peaceful and scenic escape. Norfolk's diverse landscape, from windswept marshlands and reed-filled broads to lush farmland, is easily accessible from the estate, making it an ideal base for outdoor enthusiasts and nature lovers.

The estate's location offers a perfect blend of tranquillity and convenience, with nearby attractions such as the historic market town of Norwich, the golden beaches of Southwold, Holkham, and Winterton-on-Sea, and the captivating Norfolk Broads for boating and wildlife watching. Guests can enjoy activities like seal watching at Horsey Mere, cycling through scenic trails, or exploring the local arts scene at Norwich Arts Centre. For those seeking culture and relaxation, the bustling streets of Norwich offer a range of fine dining, boutique shops, and historic sites. With its combination of countryside charm and proximity to local attractions, Loddon Estate is an ideal destination for a memorable holiday.

Local Amenities

Nearest Airport	London Stansted Airport (160 km)
Nearest Village	Loddon (5 km)
Nearest Town/City	Norwich (24 km)
Nearest Restaurant	Masala Garden (3 km)
Nearest Bar/Pub	The Angel Inn Loddon (5 km)
Nearest Supermarket	Co-op (6 km)
Nearest Beach	Hopton Beach (25 km)
Nearest Golf	Beccles Golf Club (9 km)



What we love

- Perfect for large groups with 13 boutique bedrooms across 4 stunning buildings, ensuring space and privacy for everyone.
- Beautiful 6-acre gardens, ideal for leisurely strolls, picnics, and outdoor activities like croquet.
- Historic charm meets modern comfort with award-winning interiors and a 40-foot country kitchen perfect for group meals.

What you should know...

- Laddon Estate and Gardens feature a picturesque yet unfenced large pond within the grounds.
- While the property offers a cosy ambiance with open fires and wood burners, guests should be mindful of fire safety.
- Please note, supervision of children is necessary near the unfenced pond within the grounds, ensuring a safe and enjoyable experience for all.
- During your stay, the attentive staff, including the housekeeper, ensures your needs are met while respecting your privacy.

Terms & Conditions

- **Arrival time:** 16:00 - 20:00

- **Departure time:** 10:00

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not permitted

- **Changeover day:** Flexible.

- **End of stay cleaning available?:** Not included in the rental price, extra £400 to be paid to Oliver's Travels with the balance. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & vaping are not permitted.

- **Minimum stay:** 3 nights. All other durations on request.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** Not available on this property.

- **Tax:** Value added tax included in the rental price.

- **Internet access?:** Wi-Fi internet connection included.

- **Pool towels included?:** No.

- **Stag & Hen Do Allowed? :** Stag and Hen do's are not permitted.

- **Damage Waiver:** The owner partners with TRUVI for secure guest ID verification, ensuring a safe and trusted stay for all parties. Once verified, guests are covered by TRUVI's Guest Guarantee and accidental damage protection.

- **Noise policy :** Noise is to be kept to a minimum after 11pm as not to disturb the surrounding area.

Please note that a few important house rules apply to ensure a safe and enjoyable stay for all guests:

- Fireworks: Not permitted at any time.
- Additional visitors who are not staying overnight are welcome by prior authorisation only. A fee may apply.
- Please do not move furniture during your stay.
- Please note that booking the Hall or Estate does not include access to the Barn. This can be hired separately – contact us directly for details