



# LORNE HOUSE & PINWOOD FARM

Shorthorn Road | Stratton Strawless | NR10 5NT

Arnolds | Keys



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Stratton Strawless  
NR10 5NT

**A unique opportunity to acquire an exceptional family home and a substantial, income-producing industrial site comprising four industrial units, set within an attractive and expansive grassland setting of approximately 14.7 acres, bordered by woodland and offering easy access to both the picturesque North Norfolk coastline and the nationally renowned Norfolk Broads.**

## Property Features

- Exceptional detached family home
- Total plot size of 14.7 acres
- Five bedrooms, five reception rooms
- Indoor swimming pool, gym and cinema room
- Industrial units totalling 2781.49 sq m (29,940 sq ft) excellent access to city of Norwich and market town of Aylsham
- Commercial income of £186,300 pay at 7.5% NIY
- Extensive income producing industrial investment opportunity



Council Tax Band: E



## LORNE HOUSE

Set within approximately 14.7 acres of picturesque, private grounds, this exceptional five bedroom, five reception room detached home offers the perfect blend of space, luxury and seclusion. Upon entering, you are welcomed by a spacious entrance hall, leading to a series of generously proportioned reception rooms; including a cinema room, a gym and two cosy living rooms with a double sided wood burning stove and one with French doors leading onto the delightful private patio area. The kitchen/breakfast room is in the heart of the home and features an island unit and Aga with plenty of space to host the family. There is a ground floor shower room and utility room for added convenience and an indoor swimming pool with changing room facilities. To the first floor the property boasts five bedrooms, three with ensuite bathrooms with the principal room also featuring a stylish dressing room, a home office and a separate family bathroom.

### ENTRANCE HALL

Timber door to front entrance, two double glazed windows to either side, radiator, limestone tiled flooring, stairs to first floor with built in storage underneath.

### SHOWER ROOM

Double glazed window with obscured glass to front aspect, WC, pedestal wash hand basin, Walk in shower with mains connected rainfall shower head, limestone tiled flooring, radiator.

### CINEMA ROOM

Double glazed window to front aspect, carpet, radiator.

### KITCHEN DINER

Double glazed French doors and window to rear aspect, fitted with wall and base units with granite worksurface over, ceramic double butlers sink, integrated Bosch dishwasher, island unit with solid oak worksurface and power points, double oil fired Aga with hot plate, two hobs over and cooker hood over, space for free standing fridge freezer, limestone tiled flooring, radiator.

### LIVING ROOM

Double glazed sliding patio doors, double glazed window to side aspect, radiator, inglenook fireplace with double sided wood burning stove (open to reception room) laminate flooring.

### RECEPTION ROOM

Two double glazed windows to front aspect and double glazed French doors to side, radiator, laminate flooring.

### REAR HALLWAY

Double glazed window to rear, uPVC door to rear, radiator, cupboard housing hot water cylinder, composite door to front, limestone tiled flooring, Doors to:-

### UTILITY ROOM

Limestone tiled flooring, timber worksurface with ceramic butlers sink, space and plumbing for washing machine and tumble dryer.

### GYM

Double glazed doors to pool room, limestone tiled flooring, two radiators.

### CLOAKROOM

WC, wash hand basin, extractor fan, tiled flooring continued.

### SWIMMING POOL

Double glazed French doors along side aspect, tiled, open archway to conservatory. The swimming pool depth is 4ft 3" in the shallow end and 8ft in the deep end.

### CONSERVATORY

Double glazed French door, tiled flooring continued.

### FIRST FLOOR LANDING

Two double glazed Velux windows to front aspect, carpet, radiator, doors to:-

### BEDROOM THREE

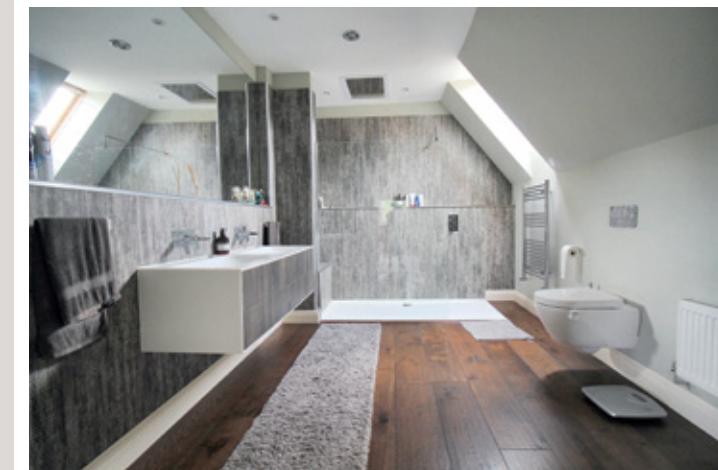
A dual aspect room with double glazed window to side and two to front aspect, radiator, carpet flooring.

### BEDROOM FOUR

A further dual aspect room with double glazed window to side and rear aspect, carpet flooring, radiator.

### BATHROOM

Double glazed window to side aspect, fitted with a three piece suite comprising jacuzzi bath, WC, wash hand basin, tiled flooring, heated towel rail, airing cupboard with shelving units.



## HOME OFFICE

Double glazed Velux window to rear aspect, carpet.

## BEDROOM FIVE

Two double glazed windows to front aspect, carpet, radiator, door to:-

## ENSUITE

Double glazed Velux window to side, fitted with a three piece suite comprising walk-in shower with mains connected rainfall shower head, wash hand basin, WC, laminate flooring, heated towel rail, extractor fan.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, door to:-

## ENSUITE

Double glazed Velux window to rear aspect, fitted with a three piece suite comprising walk-in shower with mains connected rainfall shower head, wash hand basin, WC, laminate flooring, heated towel rail, extractor fan.

## PRINCIPAL ROOM

A dual aspect room with two double glazed windows to side aspect and one to front, carpet, two radiators, doors to dressing room and ensuite.

## ENSUITE

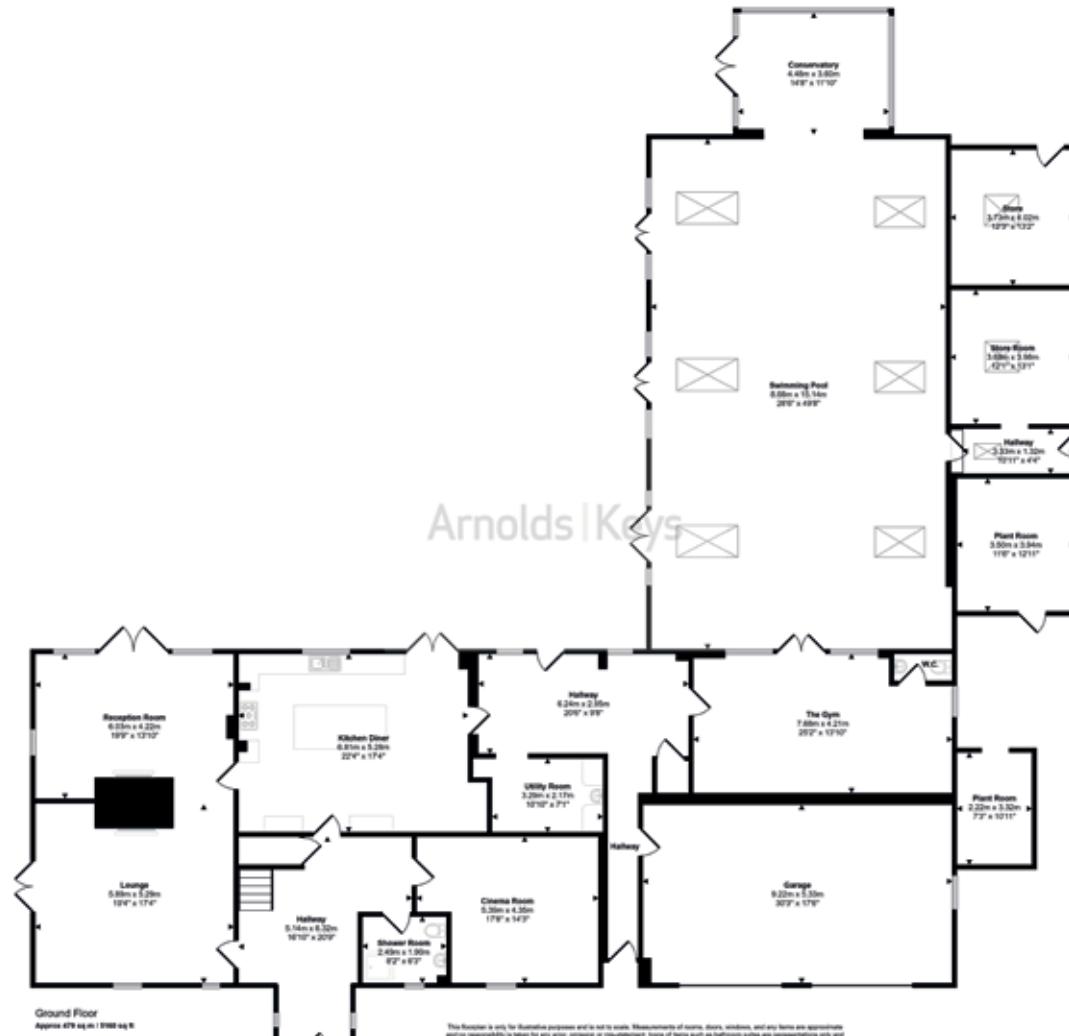
Double glazed Velux window to rear aspect, walk-in shower with mains connected rainfall shower head, vanity unit with two inset wash hand basins, WC, laminate flooring, heated towel rail, extractor fan.

## DRESSING ROOM

Double glazed window and Velux window to front aspect, radiator, carpet, built in wardrobes, fitted dressing table.

## EXTERNAL

The property is surrounded by extensive grounds of lawned areas that are bordered with mature trees. A paved terrace wraps around the back of the property, providing a peaceful retreat and plenty of space for alfresco dining with woodland views. To the front a sweeping driveway provides ample off road parking with access to the double garage which has two electric doors.



## PINEWOOD FARM - COMMERCIAL UNITS

### DESCRIPTION

The subject property comprises four steel portal frame industrial units with pitched roofs, concrete floors, and roller shutter doors, two of which have been recently constructed. Adjoining the industrial units is an office building featuring carpeted floors, LED lighting, and air conditioning.

Externally, the site includes a large concrete forecourt, in addition to areas of brick weave surfacing between the buildings and in front of the office.

Private warehouse attached on the north side of unit 2 by a single storey link is a warehouse of steel portal frame construction with a roller shutter door to the gardens.

The commercial units benefit from a separate access via Shortthorn Road, independent of Lorne House. However, this access is currently part-finished and requires completing.

An additional parcel of open storage land is situated on the eastern side of the site, fronting Shortthorn Road. It lies opposite the current access road serving the residential dwelling.

### ACCOMMODATION

Description	Sq M	Sq Ft
Units 1 and 2	1,260.40	13,567
Unit 3	680.34	7,323
Unit 4	625.15	6,729
Office	215.63	2,321
Warehouse	229.70	2,472.5
<b>Total GIA</b>	<b>3,011.19</b>	<b>32,412.5</b>



## LOCATION

The premises benefit from direct and private access off Shorthorn Road close to its junction with the B1149, a village approximately 10 miles north of Norwich. It offers excellent connectivity, with the Broadland Northway around 3 miles south. The A140 (Norwich to Cromer) and B1149 (Norwich to Holt) are both easily accessible, providing strong links across North Norfolk and beyond.

Shorthorn Road has evolved into a mixed-use area over the past 50 years, home to a range of residential and commercial occupiers, including light and quasi-industrial businesses. Nearby occupiers include Norfolk Pet Crematorium, and Thomson Saw Mill.

## TENURE – Freehold and Let to

**Tenant:** Greg Rowe Limited

**Term:** 10 Years from 18 March 2025

**Rent:** £186,300 per annum

**Rent Review:** 1st March 2029

**Repairing Obligation:** Tenant's responsibility

**Landlord and Tenant Act 1954:** Security in tenure is excluded

## TERMS

The freehold interest in the property is available for sale at **£3,750,000 exclusive.**

A purchase at this level reflects a net initial yield of 7.5% for the commercial element, assuming usual purchasing costs.

## LEGAL COSTS

Each party to bear their own costs.

## VAT

Our client reserves the right to charge VAT in line with current legislation.

## AGENTS NOTE

**Total site area:** 5.96 hectares (14.73 acres)

The property is registered Freehold. The lease on the commercial units is registered under Title number NK543812.

## EPC

**EPC rating (Units 1 & 2):** B – 36

**EPC rating (Unit 4):** B – 41

Note: Unit 3 currently exempt for EPC.

## PLANNING

The property is within the area controlled by Broadland District Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property. Please note planning consent was granted on 7th February 2023 for a new access to the existing commercial units and works have been started. The property also has permission for use of the pool for scuba diving lessons and associated parking which was granted in April 2011.

## BUSINESS RATES

Please contact the agents for further information.

## VIEWING INFORMATION

Strictly by appointment with the Sole Agents, Arnolds Keys 01603 216825.

## Harry Downing

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