

Rockland Cart Lodge

Region: Norfolk Sleeps: 4

Overview

Set in a delightful area dating back to the Norman conquest, the characterful Rockland Cart Lodge is a perfect choice for a romantic getaway. With a master suite and a charming twin bedroom, this little gem in the Norfolk Broads sleeps four guests and would also suit a small family or two couples if you don't want to keep it all to yourselves.

Situated in the pretty village of Rockland-St-Mary, Rockland Cart Lodge is perfectly positioned to enjoy the Norfolk Broads, the vibrant city of Norwich as well as the North Norfolk Coast and Southwold on the stunning Suffolk Heritage Coast. There are several National Trust estates within easy reach and the countryside surrounding this fabulous holiday home is simply gorgeous.

Rockland Cart Lodge offers peaceful simplicity within this sympathetically restored barn. With calm, neutral colour palettes, delightfully adorned little nooks from the past, ceiling beams reflecting the impressive craftsmanship of years gone by, exposed brickwork, high vaulted ceilings and luxurious, sumptuous furnishings, the lodge is an absolute delight. The huge bi-fold doors open to the very pretty garden and flood the living space with bright Norfolk light.

The main living space is open plan in design, taking full advantage of the high cathedral ceiling. The stone coloured, shaker-style contemporary kitchen looks amazing against the exposed brick wall and offers the chef wonderful appliances. At the far end, a comfy corner sofa looks out to the pretty garden and over to the huge television mounted on the wall. Guests can open the bifold doors to enjoy alfresco dining as well as the hot tub. Rockland Cart Lodge certainly knows how to combine a tasteful mix of traditional charm and modern comforts.

The garden is an absolute delight. It is completely private and offers wonderful alfresco dining on the patio, beautiful plants in beds, tubs and climbing the walls including the fabulous wisteria. Once you have got the children into their beds, it is surely time to pour yourselves a delicious glass of wine and slip into the hot tub for a romantic wind-down. You can watch the stars and listen for birdsong. What bliss!

The elegant master suite enjoys a king-size bed, a wonderful, beamed ceiling,



an immaculate shower room and lovely views. The twin is another beautiful room with exposed beams and the unpretentious sense of style that flows throughout this splendid barn. There is also a gorgeous family bathroom which looks stunning with an exposed brick wall.

Rockland Cart Lodge is elegant and beautiful in a very understated way, a wonderfully romantic and peaceful retreat.

Facilities

Cottage • Quirky • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Hot Tub • BBQ • Ground Floor Bed & Bath • Satellite TV • Heating • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic

Interior & Grounds

Ground Floor

- Open-plan living & dining area
- Fully-equipped kitchen
- Bedroom with king-size bed and en-suite shower room
- Bedroom with twin single beds
- Family bathroom

Exterior Grounds

- Terrace
- Dining facilities
- Charcoal barbecue
- Hot tub

Additional Facilities

- Wi-Fi
- TV
- Washing machine & dryer
- Parking for 2 cars



Location & Local Information

Rockland Cart Lodge is located in Rockland-St-Mary, on the edge of the Mid-Yare National Nature Reserve and next door to the RSBP Rockland Marshes. It is 6 miles south east of Norwich and within easy reach of the Norfolk and Suffolk coastlines. Locals often refer to the area of the Norfolk Broads as 'Broadland'. The beautiful Rivers Yare, Ant, Waveney, Chet and Bure meander their leisurely way through Norfolk and Suffolk connecting beautiful inland lakes, creating waterways and wetlands that make up The Norfolk Broads. Wildlife is abundant and conservation has been very successful in reintroducing species such as otters and herons that struggled for some time to survive. To the eastern side of the Norfolk Broads, the sandy beaches and stunning coastline caress the Broads at Horsey Mere with the salt water of the North Sea coming within a hare's breathe of the the fresh water. Grey and common seals thrive on the shoreline. Guests love watching them at Horsey Gap. Boat hire on the Broads is very popular and an absolute must!

There are some wonderful places to eat locally including The New Inn and Coldham Hall. You can also take delicious cream teas at the Orangery at Ketteringham Hall, a local, outstanding, Grade II listed property with stunning gardens including a walled garden, tranquil avenues and a lake with angling facilities.

Norwich is a total wonder with exceptional gourmet dining including the vegetarian Benedict's and Roger Hickmann's. It also boasts cosy pubs including The Fat Cat and St Andrew Brew House where delicious craft beers are made on the premises. So say, it offers the best fish and chips in East Anglia to the sounds of jazz at the Grosvenor Fish Bar. Norwich Cathedral stands in all its majesty with the ancient beauty of stained glass windows, a booming organ and hushed cloisters. You can enjoy free guided tours and learn how the cathedral survived riot, war, plague and fire. There are peregrines that nest in the cathedral's spire. The observation point is manned by expert volunteers from the Hawk and Owl Trust so that you can get a good view of them. The cathedral plays host to many reverent and impressive concerts and recitals throughout the year. Norwich also boasts dozens of churches from its medieval heyday, some of which have been repurposed into cultural and exhibition spaces such as the Norwich Arts Centre. The Forum is a huge glass edifice and the home of BBC Norwich as well as being a thriving library and boasting restaurants and a bustling cafe. Norwich open-air market delights shopper with traditional fruit and veg stalls alongside gourmet tea and coffee vendors, artisanal bakers and others.

Any visit to the Norfolk Broads really should include a visit to the bustling town of Wroxham, the hub of boating activity and a tourist mecca. It has everything, shopping, attractions, cafes, restaurants and beautiful local walks. Ludham is



a quaint, pretty village, close to Womack Staithe offering white washed cottages with thatched roofs and a lovely pub.

Visitors staying at Rockland Cart Lodge also enjoy trips to the celebrated resort of Southwold, Holkham on the North Norfolk coast and Cromer. There is really too much to see and do in one week so perhaps you should book two!

Local Amenities

Nearest City	Norwich (12.8km)
Nearest Town	Loddon (11.7km)
Nearest Village	Rockland St Mary (500m)
Nearest Restaurant	The New Inn, Rockland St Mary (1km)
Nearest Supermarket	Co-Op Food, Loddon (10.5km)
Nearest Golf	Eaton Golf Club, Norwich (13.8km)
Nearest Beach	Great Yarmouth (39.7km)

What we love

- Rockland Cart Lodge has been beautifully restored leaving characterful nods to the past including exposed brick walls, gorgeous beams and the high cathedral ceiling to the main living space and combining contemporary simplicity and comfort
- The area is beautiful with delightful walks straight from the lodge. You can take a trip on the Broads, visit the Norfolk and Suffolk coasts, take a trip to the vibrant city of Norwich and enjoy the nature all around
- This lovely holiday home now offers a hot tub in the pretty garden as well as alfresco dining. What a wonderful way to end your day!

What you should know...

- Guests are welcome to take one well-behave dog to Rockland Cart Lodge
- Please note that mobile reception can be variable in this area though you do have Wi-Fi so can make WhatsApp calls

Terms & Conditions

- Security deposit: No security deposit is required for booking this property

- Arrival time: 4pm

- Departure time: 10am

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

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

- End of stay cleaning included?: Yes, included in the rental price

- Internet access?: Yes, Wi-Fi included in the rental price

- Changeover day: Friday

- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates

- Pets welcome?: A maximum of 1 well-behaved dog is allowed on request for an additional charge of £25, per stay. Please clean up after your dog and ensure it stays off all furnishings.

- Smoking Allowed?: No smoking

** Please note that due to Covid-19, the check in and out times have been temporarily amended to allow for additional cleaning. Check in is now 5pm, check-out is 9am. Thank you for your understanding.*