



Gardener's Delight
South Lopham | Norfolk | IP22 2LH

WELCOME



This sizeable semi-detached Norfolk village cottage is the perfect family home. With spacious accommodation, including four generous bedrooms and three receptions rooms, you will be spoiled for space here. The stunning AGA kitchen is a wonderful size and benefits from a separate utility room. The gardens are generous in size and well-landscaped.



KEY FEATURES

- A Wonderful Period Cottage - Not Listed
- Sizeable Accommodation
- Four Generous Bedrooms
- First Floor Bathroom and Ground Floor Shower Room
- Excellent Aga Kitchen Breakfast Room
- Formal Dining Room with Views Over the Garden
- Cosy Sitting Room
- Music Room/Study Room
- Off Road Parking
- Generous Plot

The house, which is not listed, was constructed in the 1800's.

'We bought the house because we wanted a family home with lots of flexibility in terms of how to use the rooms.' It really is a flexible, versatile, and spacious property. Downstairs there are three reception rooms as well as the large kitchen.

The utility room and cloakroom/shower suite lead to the stunning kitchen. With an island that can be used as a breakfast bar this room has so much to offer. Cooking and conversation are no problem here. The clay tiled floors and the distinctive AGA and range cooker really do create a super environment to create your culinary delights.

The lounge is open plan with wonderful use of exposed beams in walls and ceilings which signal you to times gone by. In fact, throughout this property the exposed beams are used not just as décor but as a reminder of the history and architectural structures in the home.

The lounge has a multi fuel burner in the fireplace. The dining room is accessed from the lounge, and this is bright and airy with dual aspect and wonderful views of the gardens and countryside beyond.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The third reception room downstairs is currently the family music room but could be utilised as an ideal office, playroom or second lounge. It is a spacious room with views to the front and rear of the plot. Flexibility is the key here.

There is a choice of two stairwells to access the first-floor landing, one from the lounge and another from the hallway. The one from the main hallway reaches high up into the roof space and exposes the wonderful timber structures of the house. Both staircases lead to a lovely landing area. There are four bedrooms, all good sizes. One of the bedrooms has triple aspect views which adds to the brightness and airy feel.

The master bedroom is a decent size and has the bonus of a walk-in wardrobe and this has plumbing already installed in readiness for conversion to an en-suite. There is a family bathroom on the first floor too.

The gravel driveway leads to a large area for parking. There is a barn with electric supply suitable for development as a home office or workshop, subject to consents.

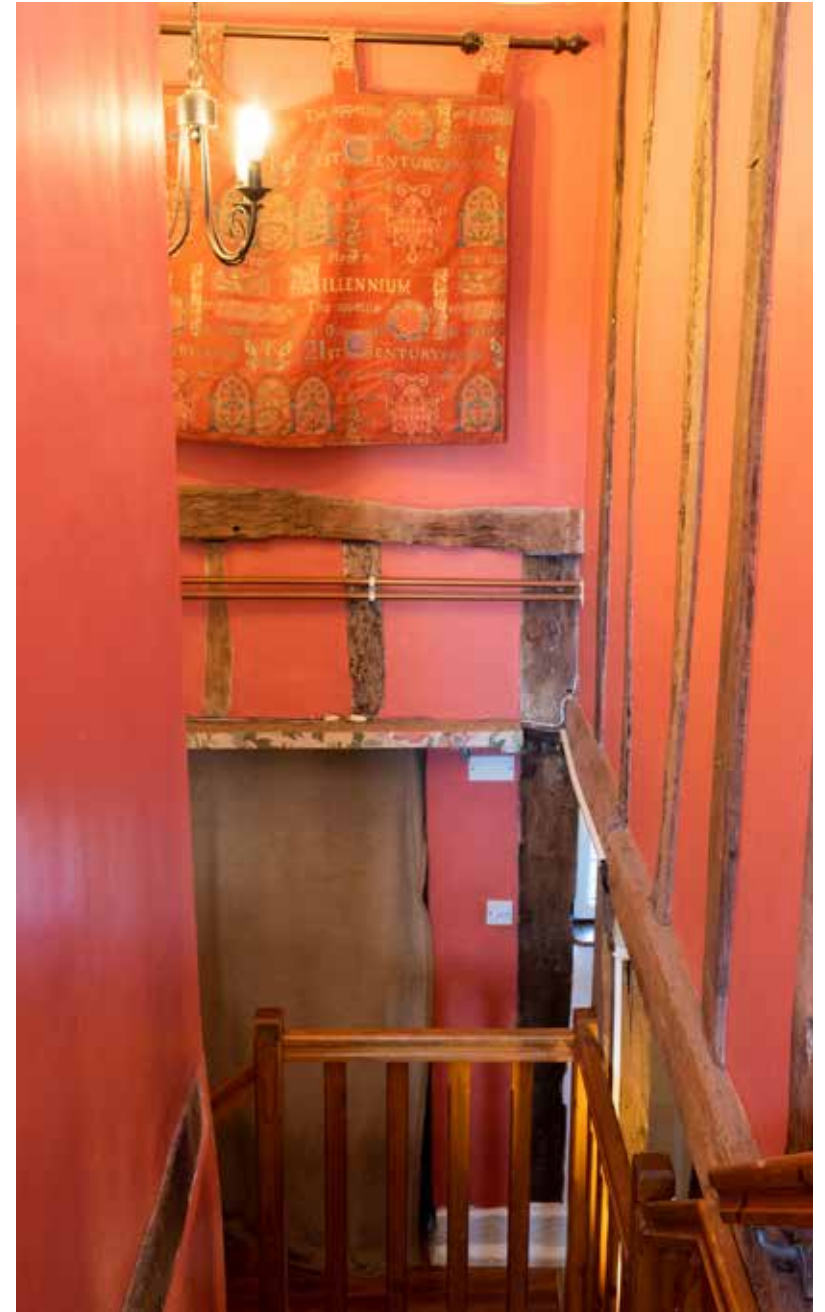
The area immediately in front of the house is gravelled with numerous beautiful shrubs and holly trees. To the side of the house and along one boundary is a vegetable garden. There are so many zones to this plot that it shouts versatility. The area to the rear on one side was a chicken coop and run and behind that is wonderful den for children to explore. There are several outbuildings on this plot, not least of which is the second barn which is in mid construction at the rear of the plot. The vegetable greenhouse tunnel is staying, and this provides a wonderful space for cultivating your crops.

The south facing, lawned area to the rear is spacious and is wonderful for recreation and relaxation. There are numerous trees including greengage, plum, apple, damson, and elderberry. In addition, there are two distinctive silver birch and a eucalyptus which provide a backdrop to this glorious garden. 'One of the reasons we bought this property is that it has a great sized garden for a family, and it has countryside views over fields.'

















LOCATION



The village has a church and a public house. The road network is good and the trains from nearby Diss link Norwich and London. (Journey time from Diss to London Liverpool Street Station is approximately 90 minutes). Diss also has a variety of shops, facilities and amenities including a swimming pool and golf course and a diverse range of independent shops and cafes/restaurants. There is also a High School with Sixth form in Diss.

With many countryside walks and a village community nearby, you really do benefit from all that constitutes country living. A spacious property in a rural location with a charming and good-sized garden.

Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band D

Services: Mains Electricity & Water, Private Drainage, OFCH.

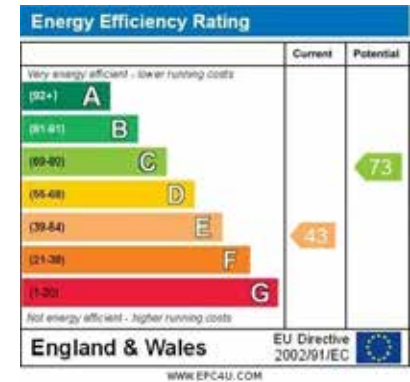
Directions: Proceed from the Fine & Country office to the roundabout taking the third exit onto Park Road. Follow the road to the next roundabout and proceed straight across onto the A1066. Follow the road through the villages of Roydon and Bressingham. On entering the village of South Lopham proceed past the village public house and as the road bears to the left on an incline the property will be located on the left-hand side.

Just 3 Words Location - "inert,gloves,cupboards"

Property - DIS4204
 Approx. Internal Floor Area - 1860 Sq ft / 172.8 Sqm



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