



Thetford Road, South Lopham, Diss, IP22 2HW

Guide Price £850,000 - £900,000

Offering a wealth of character and charm throughout, this five bedroom barn conversion sits upon approx. 0.75 acre plot (sts) benefitting from a double garage, cart lodge and five bathrooms.

- Wealth of character & charm
- Sought after location
- Double garage
- 5 en-suite bedrooms
- 0.75 acre plot (sts)
- Council Tax Band
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Enjoying an individual position, the property is set back from the road upon a spacious plot having unspoilt views over the rural countryside to the rear. Located towards the outskirts of the village of South Lopham being a semi-rural but yet not isolated situation, this traditional village lies five miles to the west of Diss along the A1066 and has proved to have been a popular location over the years consisting of many period and attractive properties with the benefit of a local public house and being interlinked with North Lopham providing more amenities to hand. The village of Garboldisham is 1.5 miles to the west having a community pub, village shop/post office and modern large village hall. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a stunning five bedroom barn conversion being immaculately presented throughout being flooded by a wealth of character and charm with many original features, benefitting from oil central heating and being extremely bright and spacious with four of the five bedrooms all having the luxury of en-suite facilities. Offering versatile living in the regions of 3,100 sq ft.

Externally

The property is set back from the road being approached via a gravel driveway providing off-road parking for multiple vehicles leading to the double garage having 12 solar panels providing electric top up. The main gardens wrap around the property with the plot totalling 0.75 of an acre being predominantly laid to lawn with many fruit trees, plants and shrubs giving plenty of colour during the summer months, large cart lodge, all being enclosed by attractive hedging.

The rooms are as follows:

ENTRANCE HALL: 4' 10" x 8' 8" (1.49m x 2.66m) Giving access to kitchen/diner, dining hall and utility room. Alcove cupboard to side.

KITCHEN/DINER: 22' 11" x 26' 7" (7.00m x 8.11m) Triple aspect to front, side and rear, this large and most impressive kitchen/diner provides an excellent entertaining space, offers an extensive range of wall and floor units, work surfaces, Rayburn, four ring gas hob with extractor above, inset oven, inset sink with drainer and mixer tap, large island. External doors leading to rear gardens.

DINING HALL: 17' 11" x 22' 0" (5.48m x 6.73m) With window to side being a spacious dining hall giving access to bedroom, shower room and sitting room. Opening to reading room and stairs rising to first floor level. External doors leading to rear gardens.

READING ROOM: 11' 6" x 16' 7" (3.52m x 5.06m) With window to side lending itself as perfect space for study. External doors leading to rear gardens. Access to bedroom.

SITTING ROOM: 17' 5" x 14' 0" (5.32m x 4.27m) Having beautiful large fireplace with wood burner, exposed timbers and beams. Opening to sun room

SUNSET ROOM: 22' 11" x 9' 9" (7.00m x 2.98m) With window to rear having half glass roof with views and access onto rear gardens.

UTILITY ROOM: 11' 4" x 6' 3" (3.47m x 1.92m) With window to front having stainless steel sink with drainer and mixer tap, plumbing for washing machine, storage cupboard, work surfaces. Giving access to shower room and external door leading to gardens.

BEDROOM FOUR: 11' 5" x 12' 6" (3.48m x 3.83m) Double aspect to front and side being a double bedroom having exposed timbers and beams.

SHOWER ROOM: 9' 1" x 4' 3" (2.77m x 1.30m) With window to side comprising shower cubicle, low level wc, hand wash basin. Heated towel rail.

BEDROOM FIVE: 11' 5" x 12' 7" (3.50m x 3.86m) With window to side being a double bedroom having built-in wardrobes and having en-suite facilities.

EN-SUITE: 6' 5" x 6' 8" (1.98m x 2.05m) With window to rear comprising shower cubicle, low level wc, hand wash basin. Heated towel rail. Tiled throughout

FIRST FLOOR LEVEL - GALLERY LANDING:

With window to side, beautiful landing overlooking the rear gardens having exposed timbers and beams and giving access to three en-suite bedrooms. Airing cupboard to side.

BEDROOM ONE: 18' 2" x 14' 0" (5.54m x 4.29m) With window to rear being a spacious master bedroom having wardrobe cupboard to side and exposed timbers and beams. En-suite facilities.

EN-SUITE: 5' 6" x 14' 0" (1.70m x 4.29m) With window to side comprising free standing roll top bath with hand held shower component, low level wc and hand wash basin. Heated towel rails and tiled splashbacks. Exposed timber and beams.

BEDROOM TWO: 10' 6" x 14' 4" (3.22m x 4.37m) With window to side being a large double bedroom having en-suite facilities.

EN-SUITE: 10' 6" x 8' 2" (3.22m x 2.51m) With window to rear comprising large double bath with hand held shower component, low level wc and hand wash basin. Heated towel rails and part tiled. Eaves storage.

BEDROOM THREE: 6' 6" x 10' 8" (2.00m x 3.27m) With window to side having en-suite facilities.

EN-SUITE: 7' 3" x 8' 2" (2.21m x 2.51m) With corner shower cubicle, low level wc, hand wash basin. Heated towel rails and tiled throughout. Storage cupboard to side.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 8144



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
2214 sq.ft. (205.7 sq.m.) approx.

1ST FLOOR
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA: 3124 sq.ft. (290.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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