

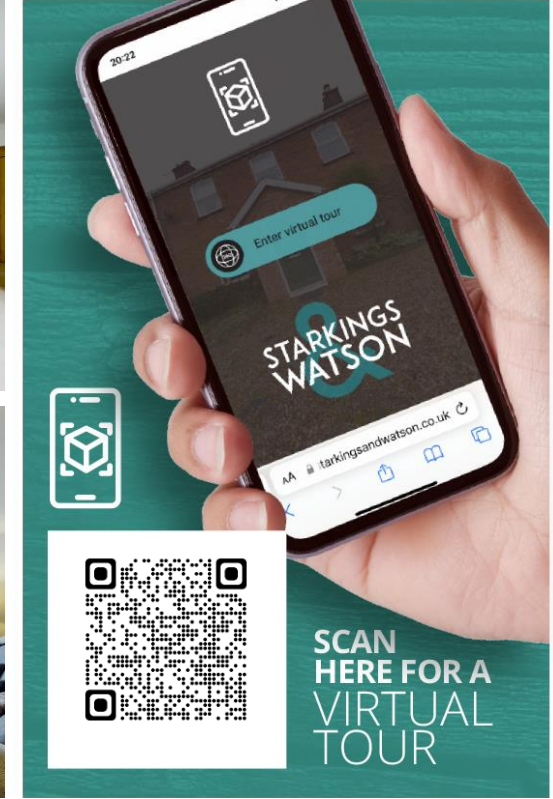
THETFORD ROAD

South Lopham, Diss IP22 2HW

Freehold | Energy Efficiency Rating : D

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FOR SALE
PROPERTY



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- Stunning Detached Barn Conversion
- Accommodation In Excess 3000 Sq. ft (stms)
- Rural Location with Field Views
- Traditional Character Features Retained
- Open Plan Kitchen/Family Room
- Four Further Reception Spaces
- Five Ample Bedrooms & Five Bathrooms
- 2/3 Acre Plot (stms) & Double Garaging

IN SUMMARY

The IMPRESSIVE DETACHED BARN CONVERSION has been cleverly designed offering substantial accommodation over 3000 Sq. ft (stms) with FOUR/FIVE GENEROUS RECEPTION SPACES, FIVE BEDROOMS and FIVE BATHROOMS. The barn also benefits from a semi-rural position backing onto OPEN FIELDS and a plot in excess of 0.75 ACRES (stms). The property itself is presented in IMMACULATE ORDER and has the feeling of a wonderfully welcoming family home benefiting from UNDERFLOOR HEATING, EXPOSED TIMBERS, impressive open plan KITCHEN/DINING/FAMILY ROOM and the vaulted galleried DINING HALL. With all bedrooms spread over two floors, each has access to their own bathroom ensuring the accommodation is extremely flexible and could suit multi-generational living. Externally, the rear gardens are generous in size and to the front you will find a DETACHED DOUBLE GARAGE and ample driveway parking.

SETTING THE SCENE

The property is approached from the Thetford Road via a shared driveway giving access to three properties. There is then a sweeping 'in and out' driveway providing ample off road parking for a number of vehicles, access to the detached double garage, and gated secure side access leading to the rear garden and further gated access on the other side leading directly into the garden.

THE GRAND TOUR

Entering the property via the solid wood entrance door leading into the entrance hallway with a stone tiled floor with underfloor heating and space for coats and shoes. The rest of the ground floor also benefits from continued underfloor heating creating a cosy environment. On the left hand side you will find the utility room with cupboard storage and space for white goods, and a stable door leading to the side/rear garden. There is also access to one of the ground floor shower room with W.C. The hugely impressive kitchen/dining/family room can be found to the right of the hallway and offers a bespoke kitchen with island unit and plenty of storage with granite work surfaces as well as space for American fridge freezer, wine fridge and dishwasher. There is also the oil fired Rayburn cooker which powers the central heating, and provides hot water. In addition there is an eye level electric double oven, and a Calor Gas Hob. The rest of the room provides ample space for the dining table and soft furnishings with multiple access points out to the rear garden. The dining hall is a magnificent space and opens into the office/games room area as well as having full height ceilings and access to the first floor landing. There is also two sets of double doors on either side of the room leading to the side and rear gardens. There is also an impressive array of exposed timber beams, exposed brick walls and wood effect flooring. Accessed from this central space you can find two ground floor bedrooms, the first being a comfortable double room with vaulted ceiling and exposed timber beams and the second, a double room with lots of built-in storage and access to a private en-suite shower room. The principal sitting room can be found to the rear benefiting from wood effect flooring and an wonderful brick fireplace housing a wood-burner. This in turn opens into the sunroom to the rear which provides direct access to the rear garden and completes the ground floor accommodation. Leading up to the first floor landing you will find a wonderful galleried space with picture windows overlooking the gardens and beyond, and access to the built in airing cupboard. The main bedroom is found to the left, a beautiful vaulted room with exposed beams, benefiting from an en-suite bathroom with free standing bath. The second bedroom offers plenty of space as a guest room and also benefits from a well fitted bathroom with bath. This



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bedroom also gives access to the final bedroom which can also be accessed from the landing meaning it could be used as a walk in wardrobe if preferred. Amazingly this bedroom also benefits from its own shower room too. The property benefits from double glazing, oil fired underfloor heating to the ground floor and radiators to the first floor.

THE GREAT OUTDOORS

As mentioned, to the front you will find a sweeping driveway providing ample parking and front lawns. The private main gardens wrap around the property to the sides and rear with the plot totalling 0.75 of an acre (stms) offering expansive lawns with many fruit trees, plants and shrubs giving plenty of colour during the summer months. In addition there is also a detached open fronted cart lodge providing the perfect space for family barbeques. The garden is enclosed with mature hedging and backs onto open fields providing the idyllic space to relax and enjoy the views on offer.

OUT & ABOUT

The property sits in between South Lopham and Garboldisham. South Lopham is a hugely popular, but quiet location, with a nearby public house called 'The White Horse' which provides food and live music. With all further amenities only a short commute away in Garboldisham, with its own well-regarded Primary School, vibrant Village Hall, Shop and Post Office, Church and Community Public House which is owned and staffed by local residents. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles distant.

FIND US

Postcode : IP22 2HW

What3Words : ///crunchy.removers.gliding

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised that the property is approached initially via a shared driveway. The property benefits from private drainage with a sewerage treatment plant shared with the neighbouring property. The property is centrally heated via an oil fired Rayburn located in the kitchen. There are 12 solar panels on the garage providing supplementary electricity.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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Ground Floor



Floor 1

Approximate total area ⁽¹⁾

3072.53 ft²

285.45 m²

Reduced headroom

46.65 ft²

4.33 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.