



'SUPERB SINGLE STOREY HOME IN GLORIOUS GARDEN'
North Lopham, Norfolk | IP22 2FA

WELCOME



This spacious, sunny single storey home, recently renovated and upgraded, combines up-to-the-minute comforts and conveniences while incorporating stunning original character features. Partly constructed on the footprint of a former cowshed, original and reclaimed materials have been reused to great effect to create a stunning five-, possibly six-bedroomed home all set in an exceptional garden. The accommodation extends to approximately 2,944 sq ft







- Suburb Detached Single Storey Home
- Larger Than One Would Expect from An External View
- Five Generous Bedrooms
- Family Bathroom and Three Ensuites
- Fabulous Fitted Kitchen Breakfast Room
- Stunning Drawing Room with Vaulted Ceiling
- Wonderful Garden Room and Two Studies
- Under Floor Heating
- Magnificent Landscaped Gardens
- Off Road Parking and Large Double Length Garage and Workshop

At first glance, you might find it hard to date this relatively recent construction. That's because the materials used – brick, flint, black boarding, pantiles – are part of the traditional English built vernacular and lend a timeless attraction, as do architectural nods to the past such as the Romanesque windows. But as you'll see from the inside, this is in fact a thoroughly modern home with all the advantages of such.



Entrance is through the church-like porch into the vast sitting room. With its lofty vaulted ceiling, there is something of the baronial hall to this space. Ancient beams, reused from the cowshed, are incorporated into the design, adding to the sense of history. At one end, an immense brick chimney rises full height, a venerable oak lintel above the herringbone fireback and a woodburning stove in the hearth. At over 35 feet in length, the room can be informally divided into different areas, indeed the flooring – half carpet, half stone flags – suggests a seating area and perhaps a dining area, conveniently placed near the adjacent kitchen. However you use it, this room will have no trouble accommodating your wishes.

* 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.

















Through a fine example of a reclaimed door with a latticework fanlight, enter the kitchen. This expansive, light-filled room is large enough also for dining and seating areas – a big reason why the owner loves it so much. “It’s a real hub for entertaining, especially when the family come.” Essentially this is a practical galley layout with units in an interesting and attractive combination of pale green and bronze, with a workspace that looks outwards towards guests. With the hob on the central island the owner loves being able to chat to friends and family while cooking. What they especially appreciate is the large combination utility-pantry across the hall – think a second kitchen - where all the untidy business can be kept, ensuring the entertaining area is always free of clutter and easy on the eye.

Double doors in the sitting room lead into a garden room with a long run of bi-fold doors leading in turn to a sunny courtyard created in the shelter of the L-shaped building and the adjacent garage. Stone flooring continues through to the outside in a seamless transition, especially with the doors opened fully. It’s no wonder it’s the owners’ favourite spot, either in summer or winter. On either side of this glorious space are two smaller rooms, currently in use as a playroom and a music room but which could both function well as work-from-home spaces or even an extra bedroom.

A wing perpendicular to the reception rooms contains five bedrooms, four doubles and one double currently used as a single child’s bedroom/playroom. All four of the bathrooms, three of which are en-suite, have been renovated recently to a high standard and finished in refreshing greys and whites.

The current owner is a keen gardener, and it shows. Beautifully planted and maintained, this third of an acre sunny plot wraps around the house on three sides and is entirely private. Several pine trees are favourites of the owners’ as is the magnificent weeping larch and a perennial patch of wild bee orchids.

“It’s such a friendly village”, say the owners. They have appreciated being part of the community while at the same time enjoying the peace and tranquillity of their situation at the end of a quiet road. A vibrant pub, offers food, live music and quiz nights while the village hall, equally vibrant, offers art, gardening and archery clubs, keep-fit and judo classes and a popular monthly farmers’ market. The village also has a primary school.

Diss, with supermarkets, boutique shops and The Corn Hall art centre, is ten minutes away. From here, trains reach London in an hour and a half.









STEP OUTSIDE

Agents Notes

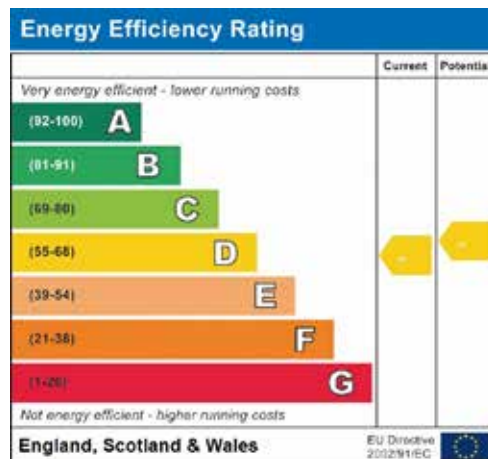
Tenure: Freehold

Local Authority: Breckland District Council – Band G

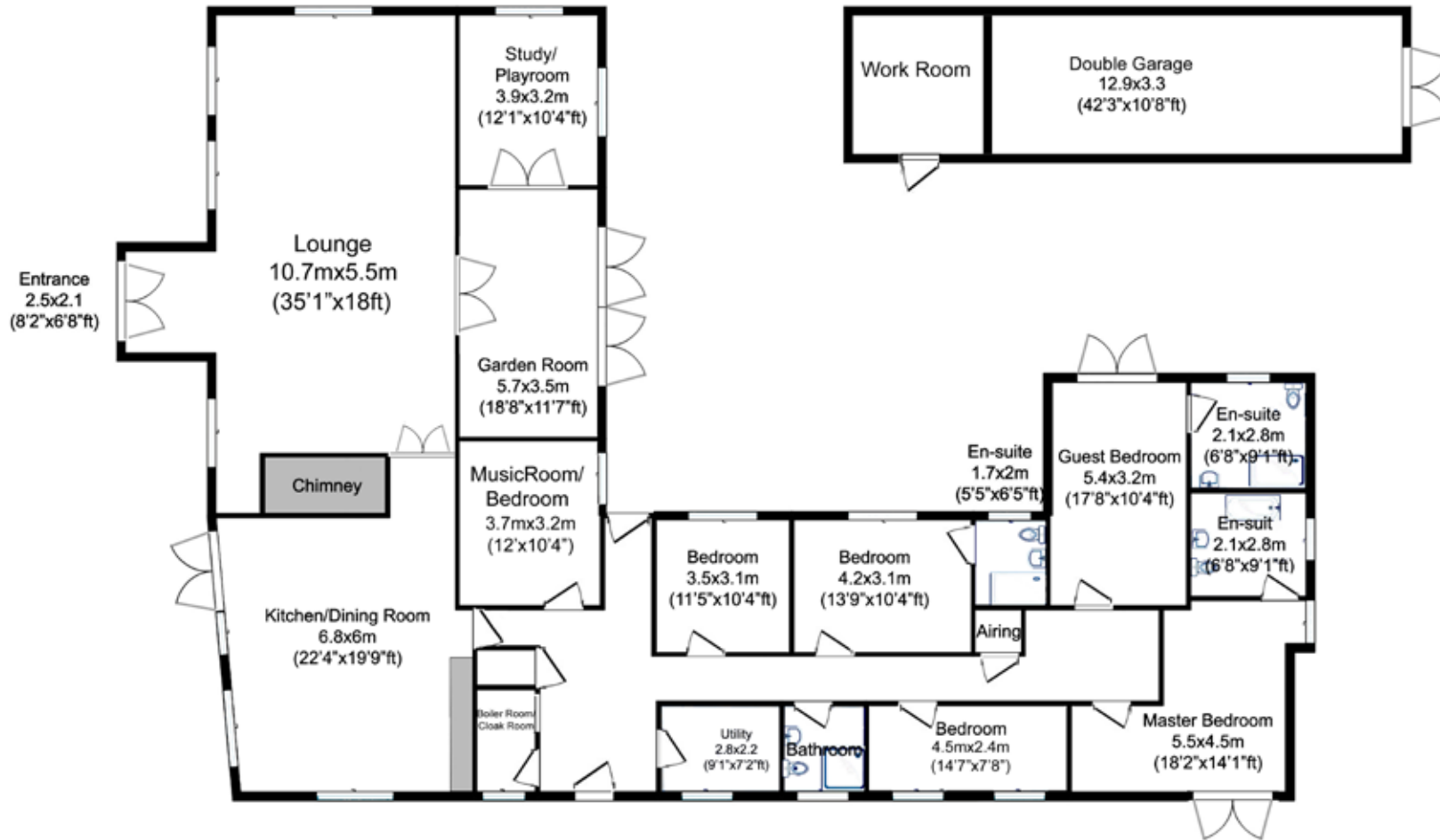
Services: Mains Water & Electricity, Private Drainage (treatment plant), Oil Fired Heating – underfloor (New Boiler in 2019).

Directions: Proceed from the market town of Diss along the A1066 in a westerly direction and continue through the villages of Roydon and Bressingham. On entering the village of South Lopham take a right hand turn just past the White Horse Public House - signposted North Lopham. Continue on the village and look for the village pond on the right-hand side. Just after the village pond take a right-hand turn into Meadow Lane. The property will be found on the right-hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property //holidays.gearing.quits



Property - DIS4204
 Approx. Internal Floor Area - 2944 Sq ft / 273.5 Sqm
 Approx. Internal Floor Area of Double Garage & Work Room - 458.5 Sq ft / 42.6 Sqm



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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