



**Valley Farm,
Low Common, South Lopham, Diss, Norfolk.**

**DAVID
BURR**



VALLEY FARM, LOW COMMON, SOUTH LOPHAM, DISS, NORFOLK. IP22 2JT

South Lopham is a much sought after Norfolk village with good accessibility afforded by the A1066 and offers a parish church, village pub and thriving village hall. The market town of Diss is only 5 miles away and provides a vast range of amenities including three supermarkets and rail links to London Liverpool Street station.

An exceptionally well-presented detached farmhouse occupying a peaceful, rural position with origins thought to date back to the mid 1500's. The house has been sympathetically extended over the years and now seamlessly blends modern creature comforts with hallmark period features. The main house is complemented by extensive equestrian facilities comprising a manege, hay barn, paddocks and substantial American barn with six internal Loddon Boxes as well as a feed area and secure tack room. The land immediately surrounding the farmhouse is meticulously maintained offering the feel of formal gardens before extending to parkland. The immediate surroundings are further complemented by a detached dual open bay cart lodge and garage with extensive paddocks beyond. **In all about 11 acres.**

A charming unlisted period farmhouse tastefully blending a wealth of period features with extensive equestrian facilities. In all about 11 acres.

Entrance Porch: Of oak construction with a brick base providing access to:-

ENTRANCE HALL: With stairs rising to the first floor, wall mounted cloaks storage and under stair storage. Door to:-

DRAWING ROOM: A palatial reception room, ideal for formal entertaining with a wealth of exposed timbers and a feature inset red brick fireplace with Clearview stove and ornate bressummer above. Ample natural light is afforded by the dual aspect windows to front and rear, both with a pretty outlook. Solid oak flooring.

SITTING ROOM: Located at the opposite end of the house to the drawing room. A cosy space well suited to more informal entertaining with a magnificent feature red brick fireplace with bressummer over and inset log burning stove. Window to front aspect overlooking the walled

gardens and substantial vertical window to side aspect. Engineered oak flooring and one of the two staircases rising to the first floor.

KITCHEN: Located to the rear of the property and finished to a particularly high standard having been hand built by Tamworth based joiners Prentice Furniture, combining elegant base units with Quartz worksurfaces and integrating a number of appliances including a Villeroy and Boch triple butler sink inset with drainer and mixer tap over. Siemens 5-ring induction hob with Elica extractor over, Siemens oven with warming drawer under and Zanussi microwave above. Integrated Neff refrigerator and dishwasher. A freestanding breakfast bar cleverly separates the Kitchen and Dining Room. **Walk-in PANTRY:** Extensively shelved with space for additional freestanding storage.

DINING ROOM: A charming room, believed to be in the oldest part of the property with expansive open studwork including beautiful mullion casement windows and the remnants of an inglenook fireplace and

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bressummer over. Finished with French style double doors leading to the front terracing. Solid oak flooring.

GARDEN ROOM: A notable and highly versatile addition to the property accessed via the Sitting Room with a pitched roof and panoramic view of the formal gardens and parkland. The garden room is flooded with natural light and finished with ceiling spot lights inset in to a part insulated roof enabling year-round use. Underfloor electric heating.

BOOT ROOM: A substantial and versatile space located adjacent to the kitchen with a personnel door leading to the rear terrace and two deep storage cupboards each equipped with shelving. There is space for additional white goods including a washing machine and freestanding American style fridge/freezer. Further base units are inset with a stainless-steel sink, drainer and mixer tap over. Oil fired boiler and further storage cupboard housing hanging space for coats and shoes, etc. Door to:-

CLOAKROOM: White suite comprising WC and Heritage hand wash basin. Window to side aspect.

First floor

LANDING: Accessible from either of the two staircases, the landing almost spans the breadth of the property and is flooded with natural light from windows to the rear aspect.

BEDROOM 1: A substantial principal bedroom with dual aspect windows to front and side and a wall of integrated wardrobes providing ample storage space, complemented by an integrated deep storage cupboard.

BEDROOM 2: A double bedroom with integrated storage and dual aspect windows to front.

BEDROOM 3: A double bedroom with window to front aspect.

BEDROOM 4: Double bedroom with a wall of integrated wardrobes and additional storage cupboard with window to side aspect overlooking the formal lawns and parkland.

FAMILY BATHROOM: A well-appointed suite comprising WC, hand wash basin, walk-in shower with dual glass shower screens and a Villeroy & Boch bath with part tiled surround and wall mounted controls (Aqualisa). Finished with window to rear aspect and chrome heated towel rail.

SHOWER ROOM: A well-appointed suite comprising WC, handwash basin and corner shower.

Outside

The property is set on a quiet country lane in a peaceful rural location and access to the property is via dual five-bar gates with up and over latch which in turn leads to the pea shingle driveway around which the property and principal outbuildings are set, with immediate access to the:-

DOUBLE CARTLODGE: With light and power connected.

GARAGE: With barn style doors. Light and power.

On the opposite side of the courtyard is the:-

ARENA: Entrance through a five-bar gate and measuring 40m x 25m of a silica sand base construction and flat strip rubber top with post and rail fencing to all four sides.

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GAMES ROOM: Fully insulated with independent access via double doors. The games room represents a versatile space with provision for further development into an **ANNEXE** (it is understood that plumbing has been installed for the addition of a kitchenette). In its current form the composition is an open plan space with dual aspect windows and a sliding door leading to the **SHOWER ROOM:** Comprising WC, hand wash basin, heated towel rail and shower with glass sliding door. The games room has an independent electric water heater.

AMERICAN BARN: Fitted with six Loddon Boxes, as well as an alarmed and independently serviced **TACK ROOM** with hot water supply. Water taps and external sockets.

HAY BARN: Set adjacent to the American Barn. Of a brick block construction at the base with a close board timber frame top and offering useful storage. Solarlight.

SUMMER HOUSE: Enjoying an elevated position with a pretty view of the farmhouse and the formal gardens. Equipped with power.

The formal gardens are a sheer delight, amounting to a little over an acre and comprising delicately planted borders and specimen shrubs and trees while remaining particularly private in nature and away from the various equestrian facilities, also complemented further by external power sockets, taps and lighting.

To the rear of the formal gardens is a substantial kitchen garden, enclosed by fencing with space for a **GREENHOUSE** as well as housing the oil tank. Immediately adjacent to this is a peaceful water garden, the central feature being the manmade pond and interspersed with specimen trees and shrubs. Separately fenced for the safety of children and pets.

The **PADDOCKS** to the rear account for the remaining acreage and can be accessed via a central five-bar gate which leads up to the currently subdivided parcels of land fitted with electric fencing and with spaces for field shelters where appropriate.

In all about 11 acres.

AGENT'S NOTES

There is a wayleave agreement which we understand pays the vendor approximately £25.00 per annum.

There is a public footpath that is cleverly defined to be unintrusive and is about 95 metres from the rear of the property.

SERVICES: Mains water, electricity, private drainage and oil-fired heating. **NOTE:** None of these services have been tested by the agent.

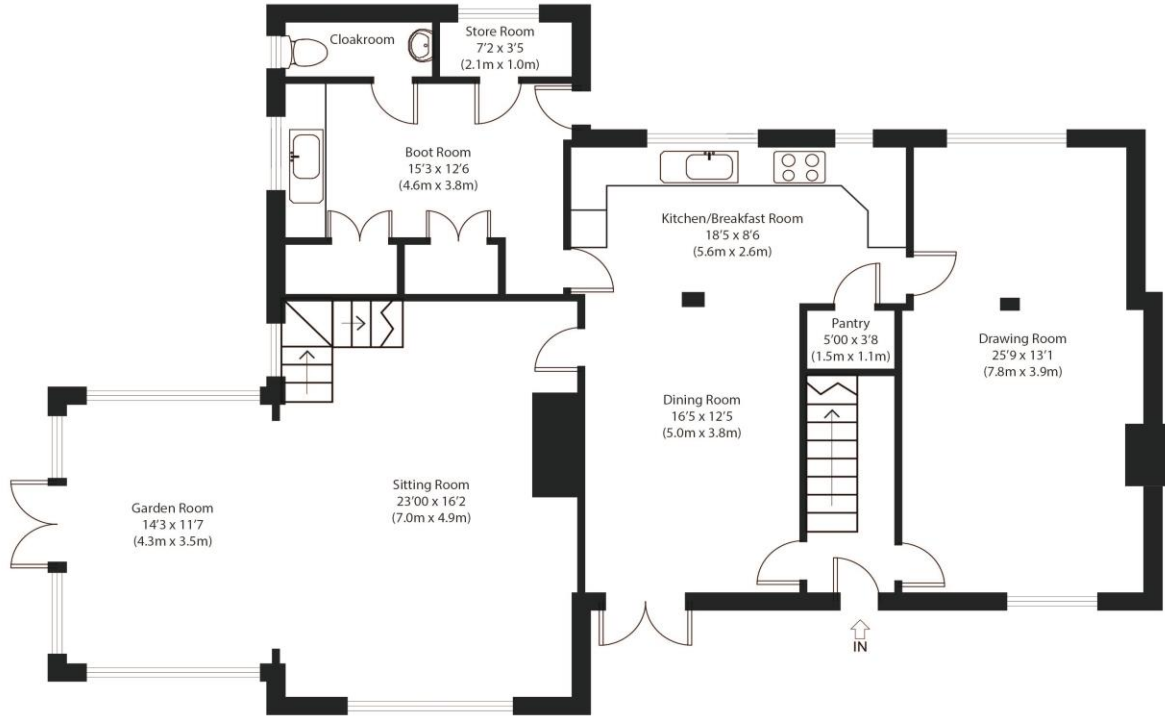
LOCAL AUTHORITY: Breckland District Council: 01362 656870.

Council Tax Band: D - £1949 – 2023.

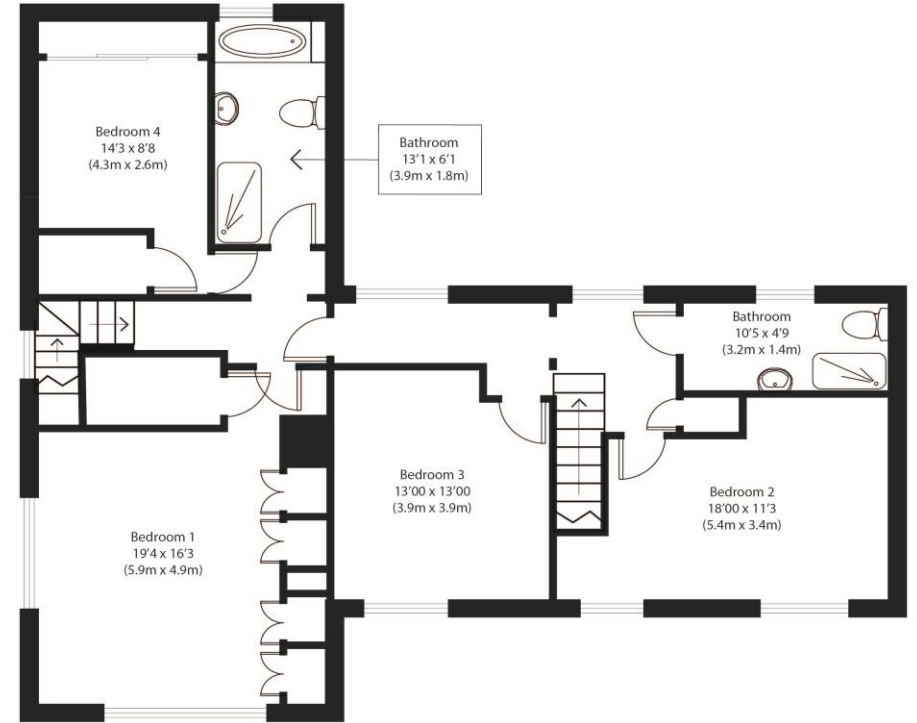
EPC: Report available upon request.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor



First Floor



Approximate Gross Internal Area
2760 sq ft (256 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Approximate Gross Internal Area 3875 sq ft (360 sq m)

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