



The Stables
Meadow Lane | North Lopham | Norfolk | IP22 2FA

DELIGHTFUL SUNNY BARN



“This delightful barn conversion is as pretty as a picture, with its white elevations and colourful, well-tended gardens. Set at the end of a quiet little lane in the popular village of North Lopham, it’s part of the community but feels nicely tucked away. Inside you’ll see it’s been beautifully designed with great attention to detail and balances wonderful character with a contemporary finish.”



KEY FEATURES

- Wonderful three bedroom detached barn conversion
- Small, quiet and exclusive development
- Large principal bedroom with ensuite
- A generous living room with wood burner
- Large open plan kitchen diner
- Fantastic utility room
- An abundance of Character features
- A short drive to train links to London
- Air source underfloor heating
- Excellent Local village pub a short walk away

Make your way down the lane and as you come to the end, you'll see this pretty barn conversion under a traditional red pantile roof. Catching the eye, it invites you in to explore – and you'll find it's much larger than it first appears. A former stables, it was converted around a decade ago and the owners are the only ones ever to have lived here. Once you've seen it, you'll understand why they fell in love with it at first sight – and why it's been such a happy home.

Step Inside

The owners can't enthuse enough about their home, and no wonder. The former stable is much larger than you might expect from the frontage, with wonderfully well-proportioned accommodation over two floors. All the rooms are a good size and combine traditional materials with contemporary fittings, creating a bright, modern and welcoming home that still has plenty of character and personality. Extensive use of wood and the traditional country-style kitchen nod to the building's agricultural heritage, while the clean lines of the bathrooms and the white walls allow the rooms to fill with light and feel fresh and airy.

A Warm Welcome Awaits

There are several ways to enter the barn, but we'll head around to the back to come into the utility. Here you have useful storage and laundry facilities, plus a ground floor cloakroom. Moving through into the kitchen you'll see the stone tiled floor and wooden worktops nod to country life, with the soft colours creating a calm environment. The central island is a lovely focal point and you have plenty of space for a family table in here – perfect for day-to-day family life and for social occasions. The double aspect room is full of light and is a nice uplifting place in which to spend time.





KEY FEATURES

Moving through into the sitting room you'll see it's a fantastic size. Again, the light pours in, with doors on both sides of the room and light coming from the galleried landing above. In winter, the log burner really comes into its own – and again, because the landing is galleried, the heat rises to the first floor as well. Also on the ground floor you'll find the master bedroom suite. This is a delight, with a south-facing window overlooking the garden, plus plenty of storage. The owners sleep down here and as a result, rarely need to go upstairs, so it's great if you have mobility concerns. It also works well for a family, with the kids sleeping upstairs and having their own space.

That's what the owners' children do when they come back to visit. Both first floor bedrooms are doubles and share a lovely modern bathroom. Both upstairs bedrooms also have storage and one is dual aspect with views over fields, while the other faces south.

Step Outside

You have very usable gardens both at the front and the rear of the barn, so you can follow the sun around all day. Both have a paved area for seating, with decorative planting along the borders. The front garden is walled, which is very pretty, while the rear garden looks out across a neighbouring parkland style garden to open fields beyond and is very private and secluded. If you've sat in the sun for a while and you'd like to cool down with a refreshing drink, take a stroll down the lane and head to the pub up the road. Recently in new ownership, it's become the heart of community life here, with visiting food vendors, music and community events. Families with young children will be pleased to know that the village primary school is also just down the road and in very easy walking distance. The village hall is a little further on and shared with neighbouring South Lopham, so if you're new to the area, you can get involved and meet people from the village – you'll be putting down roots in no time. And when you run out of bread or you need a pint of milk, the nearest shop is just a five-minute drive, so while you feel rural, you're still well connected.

On The Doorstep

North Lopham is a friendly village with a primary school, village hall and a public house. The village hall has an array of classes and groups which run regularly and the village pub offers quiz nights and music along with food. There is plenty to do here and a vibrant village community.

























INFORMATION



How Far Is It To

The village of North Lopham is a short distance from the bustling market town of Diss which has a good range of facilities and amenities including schools, supermarkets, independent shops and a well respected Golf Club - the Heritage Triangle in the town also has an eclectic mix of shops and The Corn Hall which is a wonderful arts venue in the town. The mainline Railway station in Diss has regular services to London Liverpool Street Station (journey time approximately 90 minutes). The Cathedral City of Norwich is around 40 minutes away and has a wider range of facilities and amenities including an International Airport.

Directions

From Diss head west on the A1066 and turn right onto Church Road at South Lopham. Follow the road up into the village of North Lopham and turn right onto Meadow lane. Follow the drive up to the end and the house is on the left.

What Three Words Location

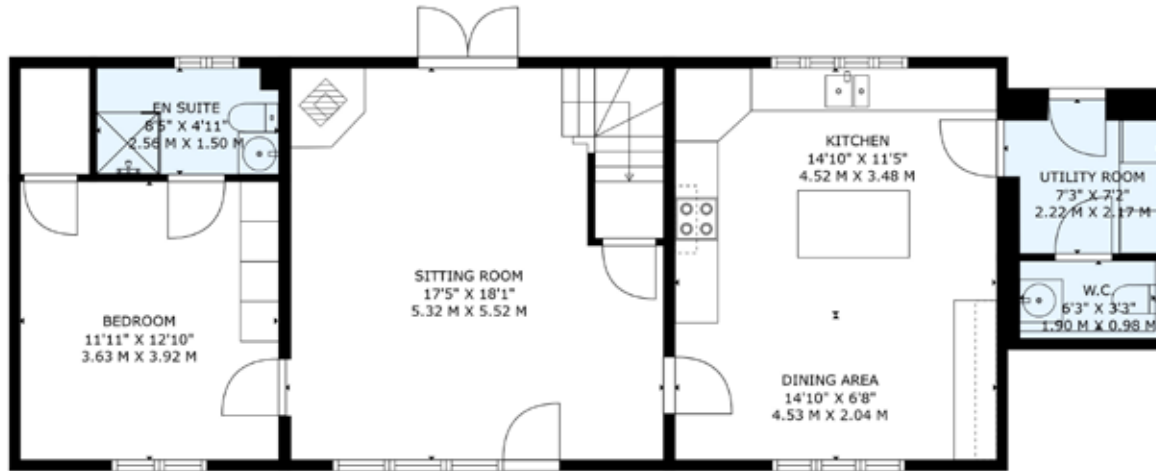
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... insulated.kings.rinsed

Services, District Council and Tenure

Air Source Heat Pump - underfloor to ground floor, Mains Electricity & Water, Private Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Breckland District Council - Tax Band E
Freehold



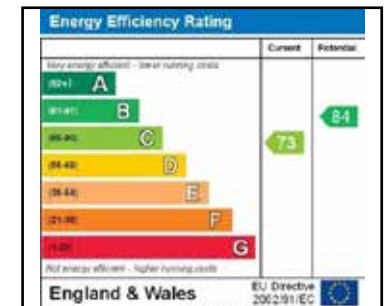
FLOOR 2



FLOOR 1

TOTAL: 1207 sq. ft, 112 m2
 FLOOR 1: 903 sq. ft, 84 m2, FLOOR 2: 304 sq. ft, 28 m2
 EXCLUDED AREAS: OPEN TO BELOW: 39 sq. ft, 4 m2, LOW CEILING: 226 sq. ft, 21 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



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.



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