



64 The Street
North Lopham | Diss | Norfolk | IP22 2LT

FINE & COUNTRY

TIMELESS COTTAGE CHARM



Delightful semi-detached cottage, set in the heart of a peaceful rural village. The property offers two reception rooms, two comfortable bedrooms and fantastic established gardens with useful workshop space. Experience the warmth of a friendly village community and embrace a more relaxed, slower pace of life in this idyllic countryside setting.



KEY FEATURES

- Pretty Semi-Detached Cottage
- Popular Village Location
- Delightful Gardens With Large Workshop/Shed
- Charming Sitting Room
- Bespoke Fitted Kitchen and Breakfast Room
- Bathroom With Slipper Bath
- Two Bedrooms
- Off Road Parking
- No Onward Chain

Relax and unwind in this idyllic countryside retreat—a delightful 200-year-old cottage overflowing with warmth and character. Nestled in the heart of a tranquil rural village, this picture-perfect home exudes charm both inside and out. The cottage sits behind a well-established box hedge ensuring privacy and seclusion at the front and side of the property, while offering convenient vehicular access to a generous off-road parking area. The exterior boasts whitewashed walls and a distinctive dormer window that peeks over the striking red pantiled roof. Inside, you'll find a cosy haven with period features and modern comforts, making it an ideal sanctuary whether you're searching for a peaceful family residence or a serene weekend escape.

Step Inside

This stunning property has been beautifully decorated with soft Farrow & Ball pastels and subtle greys, crafting a captivating modern cottage aesthetic. The carefully chosen colour palette not only amplifies the natural light flowing through each room but also ensures a harmonious transition from space to space. Stepping through the welcoming porch, you enter the sitting room, where elegance abounds with its polished oak flooring and double-aspect windows that flood the room with light. The centrepiece of this inviting space is a large inglenook fireplace, complete with a woodburning stove that promises warmth and cosiness on cold evenings. As you explore the sitting room, you're immersed in the cottage's rich history—so rich, in fact, that the owner suggests it may well predate the estimated 200 years. Historical touches abound, from the painted exposed beams and the weathered bressummer spanning the ceiling, to the charming remains of a once relied-on bread oven nestled within the inglenook fireplace. "These features serve as a poignant reminder that you're the custodian of a home like this," reflects the current owner.

An open doorway connects the sitting room to the dining area, where the colour palette continues. The flooring transitions to terracotta pavement tiles, guiding you through the space and into the kitchen. In the dining room, a custom-built, painted unit stands as both a functional storage solution and a showcase for your finest crockery and cherished items. Painted wood panelling on the remaining walls further enhances the cottage charm.





KEY FEATURES

The bespoke kitchen, crafted by a local carpenter, is painted in elegant Farrow and Ball hues. The room features a double Rangemaster cooker, an integrated dishwasher, a washing machine, and a deep ceramic Belfast sink. Stylish white marble countertops add a touch of luxury to the space. Windows provide lovely views outside and a door conveniently leads directly to the pretty garden. On the ground floor, you'll also find a stylish family bathroom, recently updated to include a stunning claw-foot slipper bath. This room also offers the convenience of a separate shower cubicle, for those mornings when you are in a hurry.

There are two comfortable bedrooms to the first floor, with the principal bedroom commanding lovely views across the garden. Bedroom two has been fitted with a skylight.

Step Outside

The garden is a true highlight of this cottage, offering a year-round feast for the senses. As the owner fondly notes, "I love the seasonality here—no matter the time of year, there's always something to enjoy." This sunlit haven is adorned with a vibrant array of plants that beautifully complement the property, including elegant roses, cheerful geraniums and a selection of fruit trees. Upon stepping out from the kitchen, you'll be greeted by a spacious, tiered patio that provides access to both a practical garden storeroom and a boiler room. The central lawn area is surrounded by well-tended borders and established planting. At the far end of the garden, a greenhouse and a versatile workshop, equipped with lighting and power, offer additional space for gardening or hobbies. Fully enclosed and wonderfully secluded, this garden is a tranquil retreat where you can relax and enjoy the visiting wildlife and changing seasons in privacy.

On The Doorstep...

The pretty village of North Lopham is a friendly village in Breckland, South Norfolk just north of Lopham Fen - where the rivers Waveney and the Little Ouse start their journey. With its picturesque countryside setting, North Lopham boasts beautiful landscapes, scenic walking trails and a welcoming community where "people are always quick to stop and say hello."

The village boasts a long and varied history - William the Conqueror is said to have united North and South Lopham under the name Lopham Magna and there have been numerous historical finds in the village to support its long-standing occupation. The village is home to a historic church, a well-regarded primary school and a beautiful, thatched village pub - walkable from the cottage.

















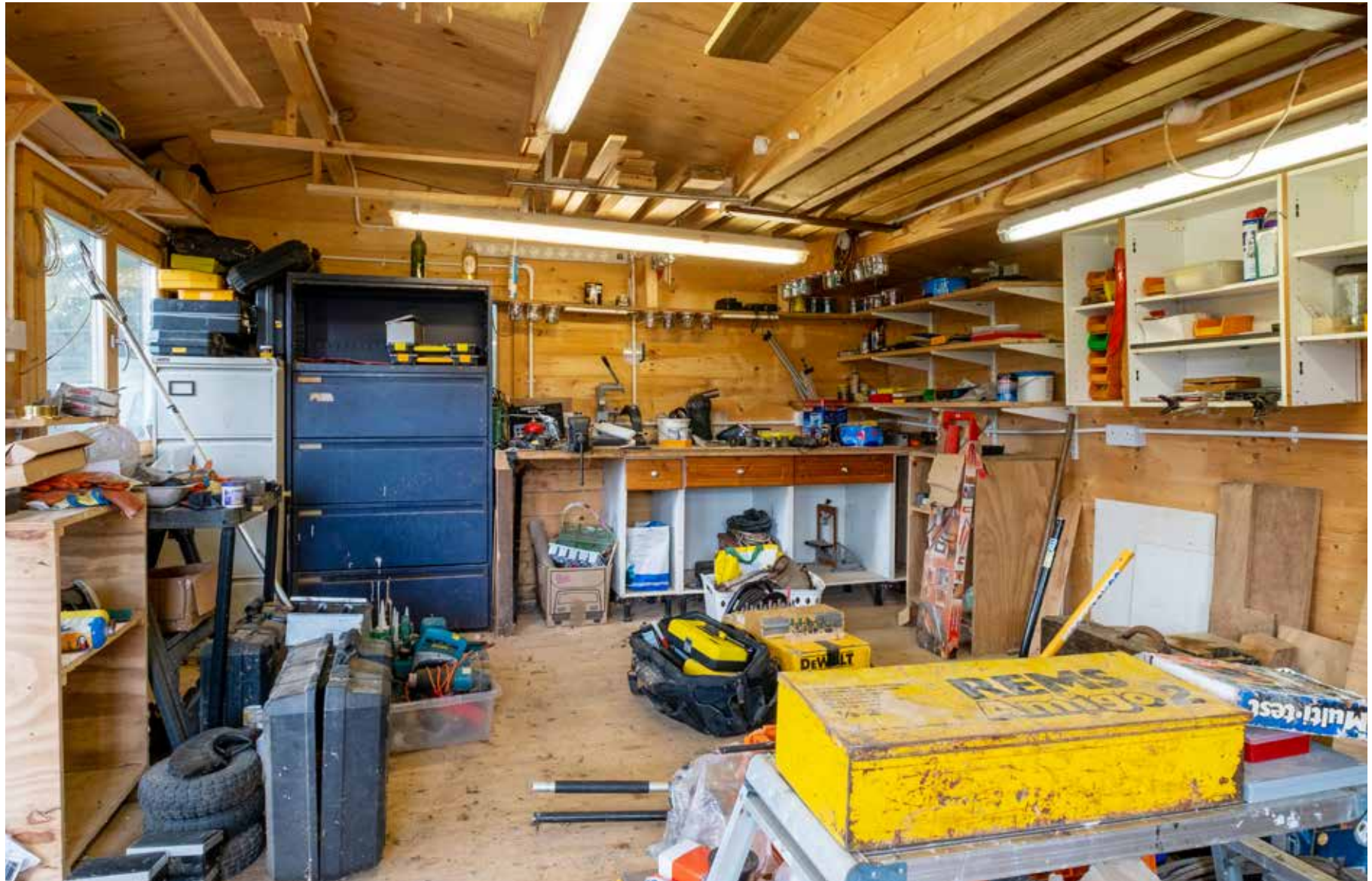












INFORMATION



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How Far Is It To...

Despite its peaceful rural feel, North Lopham is well-connected, with easy access to nearby market towns such as Diss (6 miles) and Thetford (11.5 miles). The historic neighbouring village of Kenninghall (2.7 miles) offers a range of amenities that cater to the needs of its residents, including a local pub and a community shop.

The market town of Diss (10 miles) offers a good selection of shops and a weekly market in addition to a mainline station with direct services into London Liverpool Street (90 minutes).

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 signposted North Lopham. Continue into the village past the pretty village church and primary school. The property will be found on the left-hand side.

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... diverts.dentistry.smooth

Services, District Council and Tenure

Electric Heating - Mains Water, Electricity & Drainage

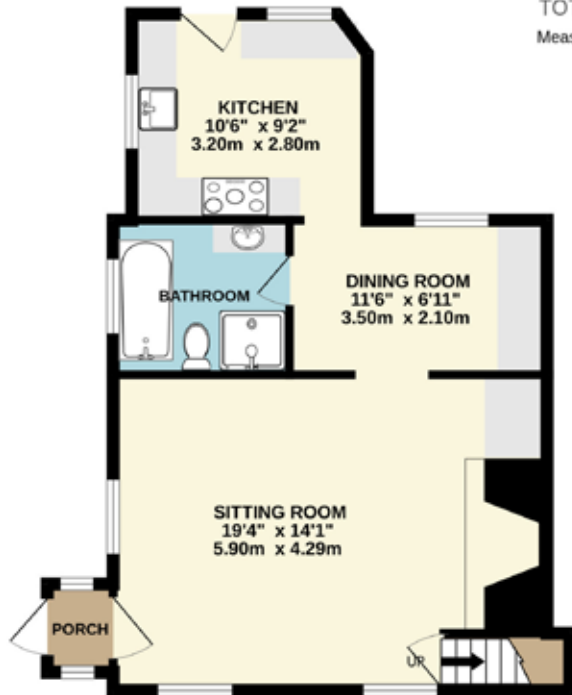
Broadband Available - please see www.openreach.com/fibre-checker Mobile Phone Reception - varies depending on network provider.

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

Breckland District Council - Tax Band B

Freehold

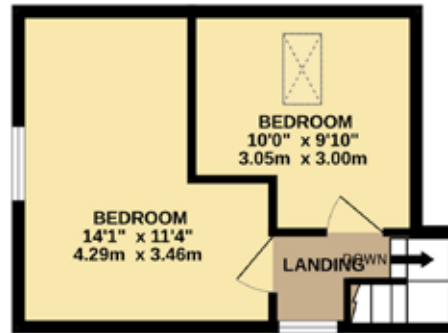
GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



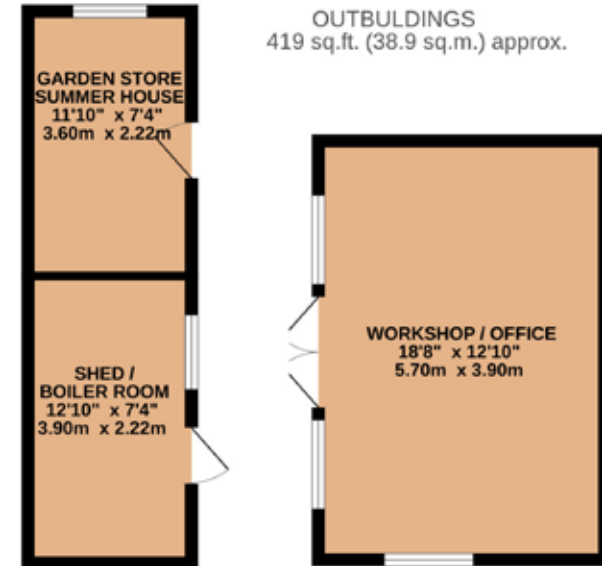
TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



OUTBUILDINGS
419 sq.ft. (38.9 sq.m.) approx.



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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		41 E
21-38	F		
1-20	G	3 G	



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To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

