



Thetford Road, South Lopham - IP22 2HW

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HYBRID ESTATE AGENTS



Thetford Road

South Lopham, Diss

Occupying a RURAL POSITION just outside the popular village of South Lopham, close to Diss and train links to London, is this STUNNING DETACHED FORMER FARMHOUSE & SMALLHOLDING with over FIVE ACRES (stms) of land. Having been beautifully EXTENDED AND RENOVATED over the years, the property is presented in EXCELLENT ORDER and boasts GENEROUS accommodation WITH ALMOST 2600 SQFT (STMS). Internally, the property offers a welcoming hallway, modern open plan kitchen/dining/family room with doors to the garden, a cosy sitting room with wood burner, a ground floor bedroom, and utility as well as W/C. On the first floor, the property offers SIX BEDROOMS, family bathroom, TWO EN-SUITES and the galleried landing with far reaching views across the fields. Whilst the house offers the perfect space for a large extended family it is outside that the property really comes alive featuring over FIVE ACRES (stms) of FORMAL GARDENS, PADDOCKS AND WILD MEADOWS with enormous potential as well as previous PP for a SEPARATE ANNEXE with a large double garage as well. The property is currently run as a smallholding with livestock and would ideally suit a purchaser looking to do something similar or even with equestrian interests, the possibilities are endless.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Impressive Detached Former Farmhouse
- Extensive Accommodation Extending To Almost 2600 SQFT (stms)
- Plot In Excess of 5 Acres (stms) Suitable For Smallholding/Equestrian Use
- Stunning 27' Kitchen/Family Room
- Three Reception Rooms In Total with Fireplaces
- Six Double Bedrooms & Three Bathrooms
- Detached Double Garage & Ample Driveway Parking
- Excellent Rural Location & Field Views

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 to North Lopham, with its own well-regarded Primary School and Public House. 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.



SETTING THE SCENE

Approached via the shared driveway with electric double gates, the house can be found on the left accessed via a brick wall and double five bar gates onto the large private driveway which provides plenty of off road parking for multiple vehicles. The driveway in turn leads to the detached double garage. The other side of the shared driveway is the majority of the land split into two distinct paddocks with their own gated access from the accessway.

THE GRAND TOUR

Entering the impressive family home via the main entrance door to the side off the driveway there is a welcoming hallway with stairs straight ahead to the first floor. The first room to the right is the useful ground floor W/C with a bedroom opposite. Straight ahead from the hallway is the large open plan 27' kitchen/dining/family room with a lovely aspect and double doors onto the rear terrace. The kitchen is well fitted with a range of wall and base level units and wooden worktops over. There is a large central island unit/breakfast bar with seating as well as integrated dishwasher and double range style oven with hob and extractor fan over. Space for double fridge/freezer and further soft furnishings can also be found. The dining area would easily accommodate a large table suitable for 10 plus people with a door leading round to the hallway as well as double doors into the main sitting room. Off the kitchen is the separate utility room with a range of wall and base level units, double sink, space and plumbing for white goods and the oil fired boiler whilst a door also leads out to the driveway. The main sitting room is a welcoming room with a sunny dual aspect and a brick built fireplace housing an inset woodburner. Across the hallway which provides an attractive original feature with exposed brickwork and traditional front door, there is an office, perfect for a snug or family room with another fireplace and inset woodburner.

Heading up to the first floor landing you will find a wonderful galleried full height landing space with space enjoying views out across the fields. Turning right there are two generous double bedrooms served by a family bathroom with separate shower and bath, w/c and hand wash basin. Turning left there is a comfortable double bedroom with the two largest bedrooms found beyond, both of which benefit from en-suite shower rooms. Both rooms are flooded with light and are front facing with the main master bedroom also offering a dual aspect.

FIND US

Postcode : IP22 2HW

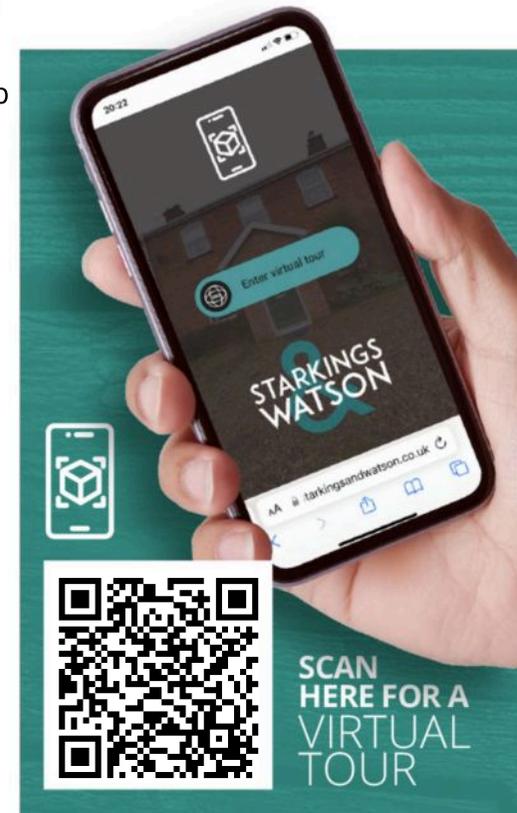
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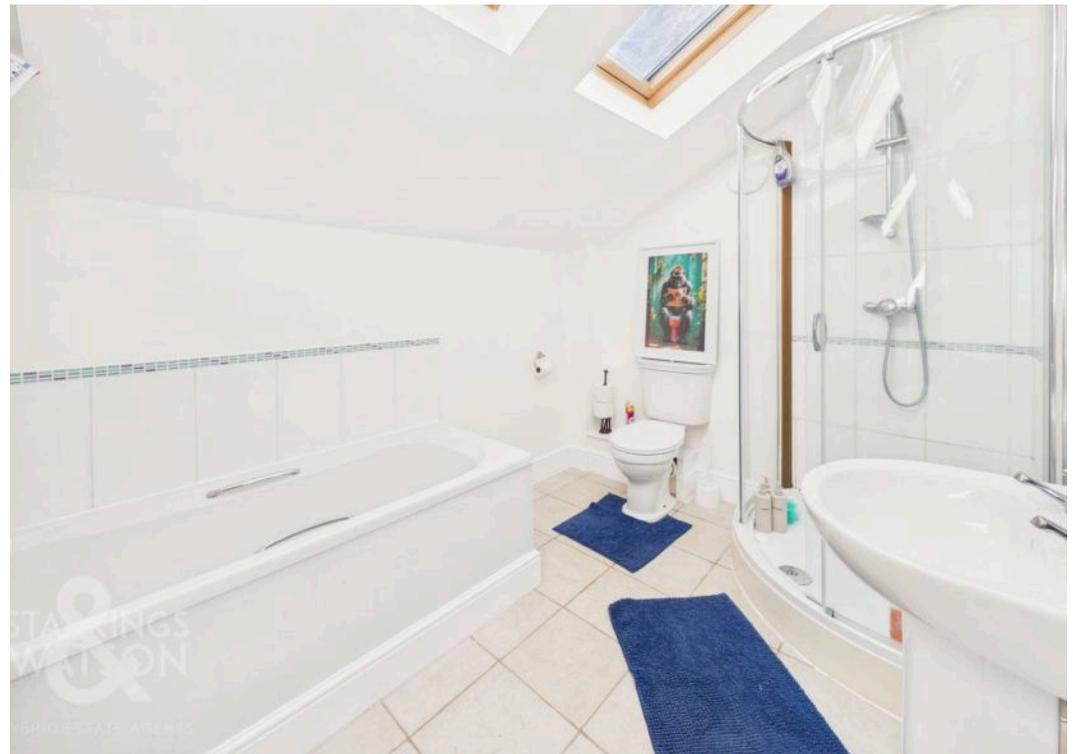
VIRTUAL TOUR

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

AGENTS NOTES

There is previous full planning permission (now lapsed) for the construction of a stand alone annex in the garden. The property is on a private shared sewerage treatment p heating as well as benefitting from PV Solar Panels. The driveway access from the roadside is also shared with the neighbouring homes.



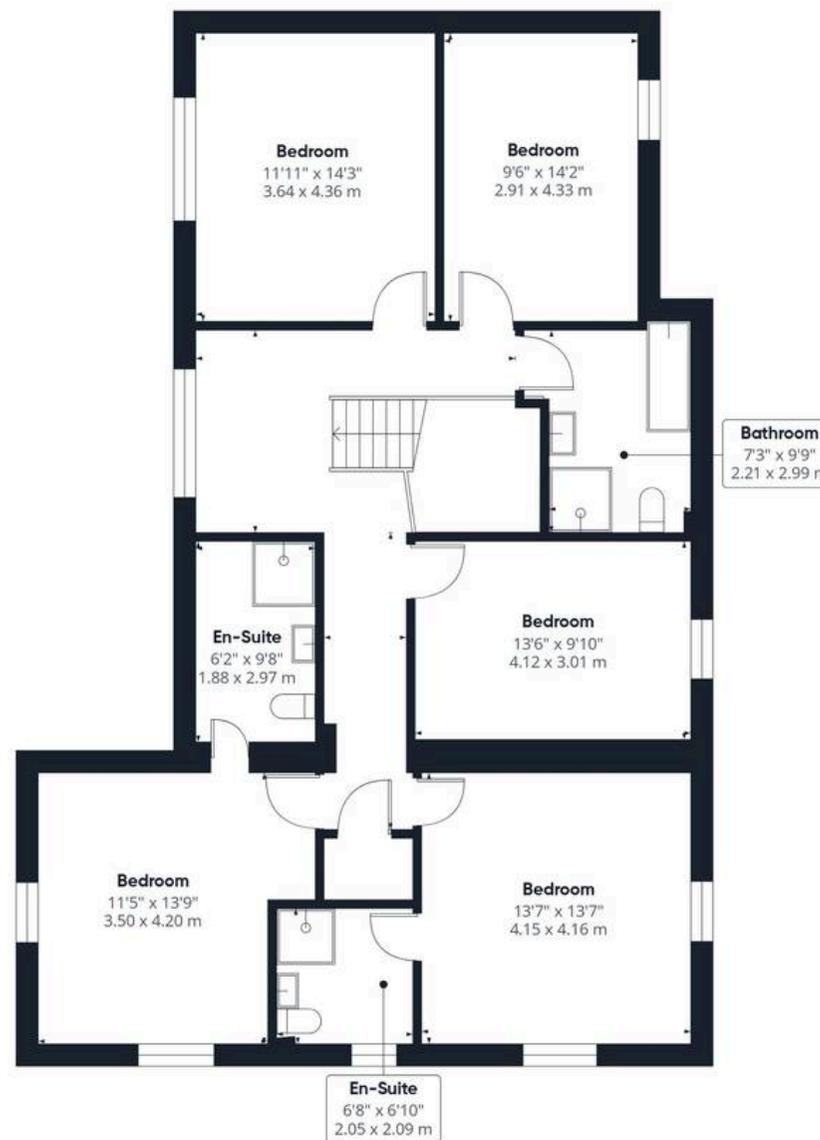
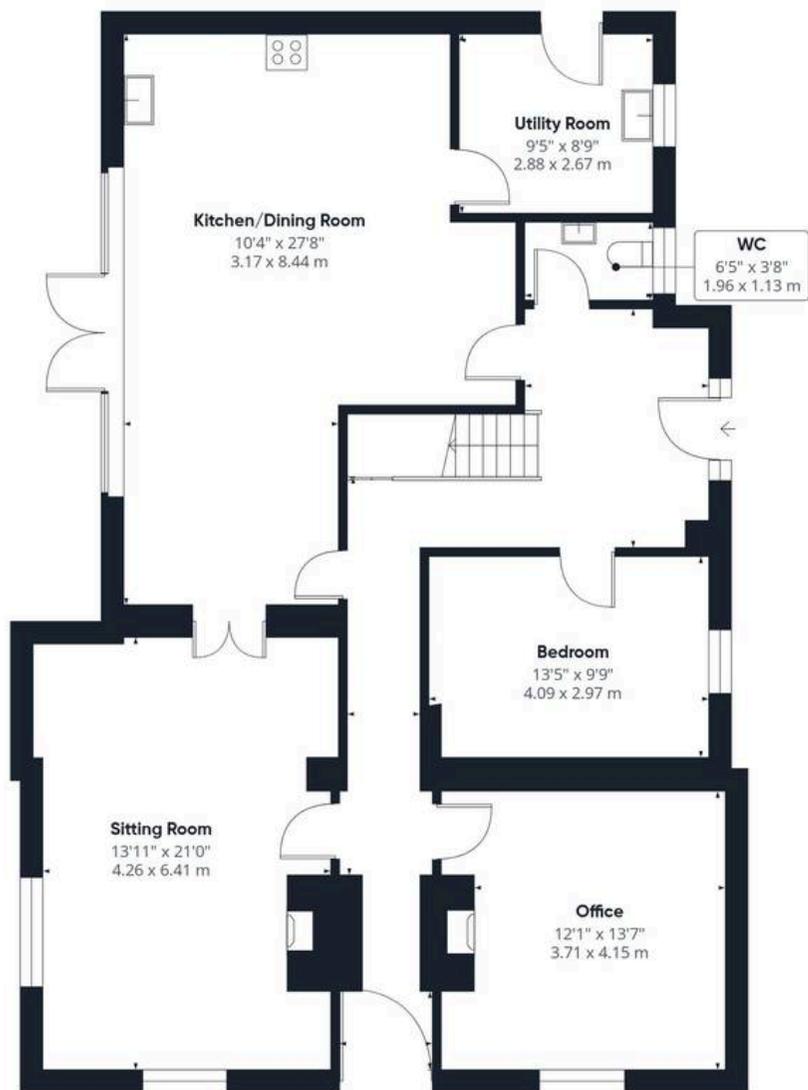




THE GREAT OUTDOORS

The formal garden comprises of predominantly lawned gardens with mature hedging and extensive mature shrubs. There is also an allotment area and green house as well as a stunning patio terrace area ideal for outside entertaining. To the side you will find a shingled gated driveway providing off road parking for numerous vehicles which in turn leads to the detached garage with double doors, eaves storage, power and lighting. On the other side of the shared driveway you will find two separate paddock areas, both of which are generally laid to lawn and pasture. The first section houses a number of outbuildings and fenced sections having recently housed various livestock securely. The paddocks and gardens comprise of approximately 5.2 acres in total (stms).





Ground Floor

Floor 1



Approximate total area⁽¹⁾

2538 ft²
235.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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