



Cart Lodge Barn, Lodge Farm
Lodge Lane
Shelfanger
Diss, Norfolk
IP22 2DT

Price £479,000

No Onward Chain





An exceptional newly converted barn, finished to a high standard and set in 1.48 acres. Rurally situated but within a few minutes drive of the market town of Diss.

Kitchen/breakfast room, living/dining room, 4 double bedrooms, family bathroom and en-suite shower room. Double open bay cart lodge and double garage.

Additional land available.

Location

Cart Lodge Barn is situated on the outskirts of the small village of Shelfanger which has excellent local primary schools in the nearby villages of Bressingham and Winfarthing. Shelfanger lies 3 miles north of Diss, a busy market town offering a wide range of facilities including schooling to sixth form level, local and national shops, sporting and social clubs including an 18 hole golf course. The mainline railway in Diss gives access to both Norwich and London Liverpool Street with a journey to London taking around 90 minutes and the cathedral city of Norwich is just over 20 miles to the north where there is an international airport. The coastal towns of Aldeburgh and Southwold are around 30 miles away and Cambridge is reached in around 75 minutes.





The Property

This stylish new conversion has been built to a high specification and benefits from renewable technologies which help to dramatically reduce the overall energy costs of the property and provide the homeowner with a sustainable energy solution into the future. Architects CML certification on completion. Specification as follows:

- Solar PV panels (3kw system)
- Air source heat pump providing central heating and hot water
- 1500 litre rainwater harvester for irrigation/car washing
- Painted timber windows and doors with a 10 year guarantee and hardwood feature screen
- Plumbing for water softener
- Underfloor heating to ground floor
- Burglar alarm
- Wiring for tv/satellite
- Quality bath/shower/cloakroom fixtures, complemented with wall tiles. Bristan tap/shower fittings
- Fully fitted kitchen with central island finished with pale granite work surfaces
- Two integrated Neff single ovens, warming drawer 80cm induction hob and extractor. Other integrated appliances include a washer/dryer, fridge and dishwasher and additionally there is an American style fridge/freezer with ice facility
- An allowance of £4,500 incl VAT towards floor coverings
- Gravelled driveway
- Paving to patio and pathways
- Seeded lawn area.

Outside

The property is approached via a driveway which runs along the front of the property to the double garage. External electric sockets/water taps to front and rear elevations. The rear garden is mainly uncultivated, the majority being meadow with established hedged boundaries to three sides. Overall the barn sits in 1.48 acres (0.598 ha) and there is an option to purchase an additional 1.4 acres immediately to the rear. A further 3-4 acres is available at £25,000 per acre (subject to agreement) across the lane.

Services

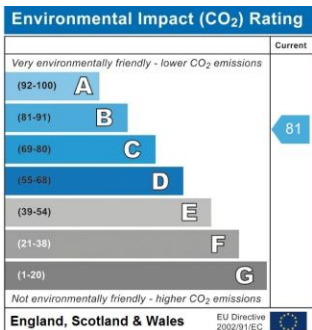
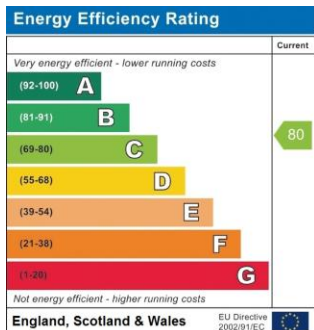
Mains water and electricity are connected to the property. Combined solar PV and ASHP system providing electricity for central heating and hot water. Private drainage. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions

Leave Diss on the B1077 and head towards Attleborough. On approaching the village of Shelfanger take the left turn into Lodge Lane and the barn will be seen immediately on the right hand side, clearly marked with a For Sale board.

Viewing

Strictly by appointment with TW Gaze.



Important Notice

TW Gaze for themselves and for their Client give notice that:-

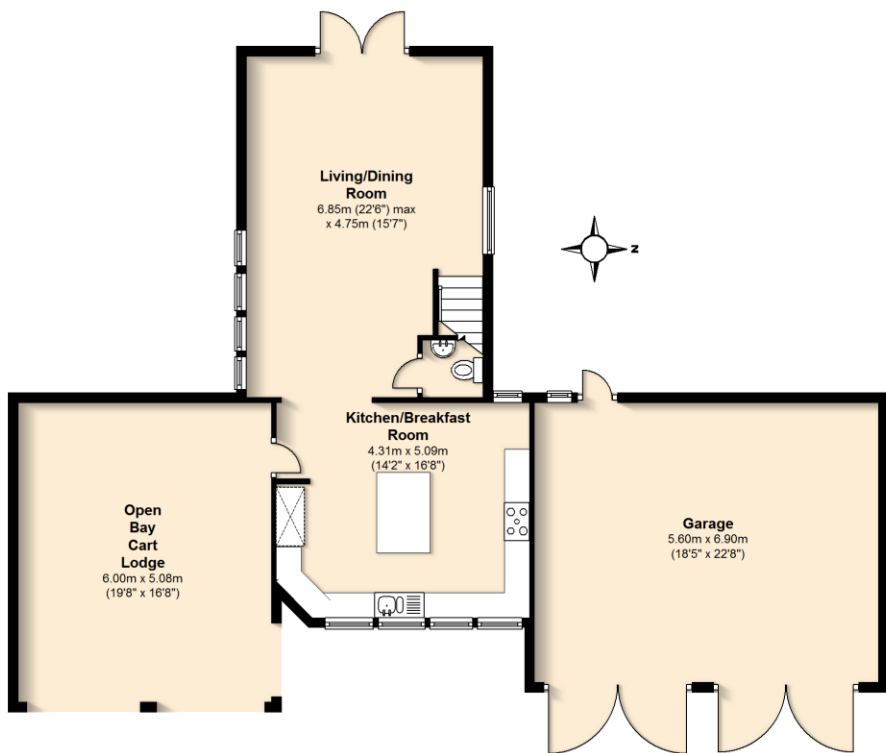
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

PREDICTED ENERGY ASSESSMENT

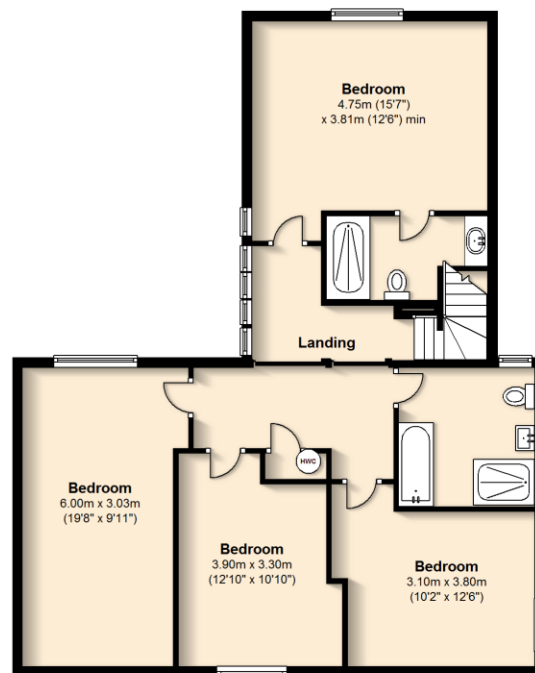
Ground Floor

Approx. 124.6 sq. metres (1340.6 sq. feet)



First Floor

Approx. 94.0 sq. metres (1012.0 sq. feet)



Total area: approx. 218.6 sq. metres (2352.7 sq. feet)
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