



Raven Lodge
The Banks
Blo Norton
Diss, Norfolk
IP22 2JJ

Guide Price £325,000

No Onward Chain





- Wonderful holiday cottage
- Nestled amongst the trees
- Views across lakes and the fen
- Contemporary styling
- Elevated position
- Very quiet area but easily accessible



Location

Raven Lodge occupies a favourable position along a quiet country road and overlooking Blo Norton Fen. The Little Ouse valley fen is a special area of conservation and an important habitat for wildlife. The quiet lanes surrounding Blo Norton are ideal for cyclists, walkers and horse riders. There are day-to-day facilities available in the nearby villages of Rickingham and Redgrave offering a choice of pubs and village stores. Just 7 miles or so away is the bustling market town of Diss on the Norfolk/Suffolk border with a mixture of independent specialist shops, national supermarkets and businesses providing a wide variety of goods and services. The town has well regarded schools to sixth form level, good sporting and leisure facilities and a wide range of social activities.





Diss station lies on the Norwich to London Liverpool Street line with a journey into London taking around 90 minutes. The historic town of Bury St Edmunds lies approximately 16 miles to the south west where the A14 links to Cambridge, the Midlands and beyond.

This is a property which comfortably combines a quiet rural location with easy access to the wide world.

The Property

Raven Lodge is a newly built single storey property designed to nestle amongst the trees with its vertical Siberian larch clad exterior gently mellowing and all external doors are full bi-folds. It combines its contemporary styling with high insulation levels and a very practical layout of an open plan kitchen and living area looking out through the trees, over the lake and onto the fen which is a haven for wildlife. Both bedrooms are spacious doubles and each has an en-suite, one with a bath and the other a shower which are well appointed.

Outside

The property is elevated with timber decking running around the outside and a wooded bank of trees and bulbs. There is a more level area of garden to the side with is grassed with a tree and shrub boundary. To the other side is a stone covered parking area for two cars. For those less able a ramp has been created to give easy access to the property.

Planning

This property has planning permission as a 'holiday chalet' under Breckland Council planning reference 3PL/2013/0741/F. This states 'the accommodation shall not be used other than as holiday accommodation and not as a principal residence'. Currently the planning stipulates the property shall not be occupied between 15 January and 14 February in any year. We understand that these dates may be changed subject to an application to the Council.

Services

Mains water and electricity are connected to the property. LPG gas heating system. Shared modern private treatment plant for drainage.

Directions


From Diss heading west on the A1066 towards Thetford. Just as you enter South Lopham and before the White Horse Inn turn left signed to Redgrave. Continue for 1.5 miles and turn right signed Blo Norton. Continue for 0.4mile and on the 's' bend turn left signed The Banks. Continue for 0.3mile and the property is on the left.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 17837/MS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		108
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

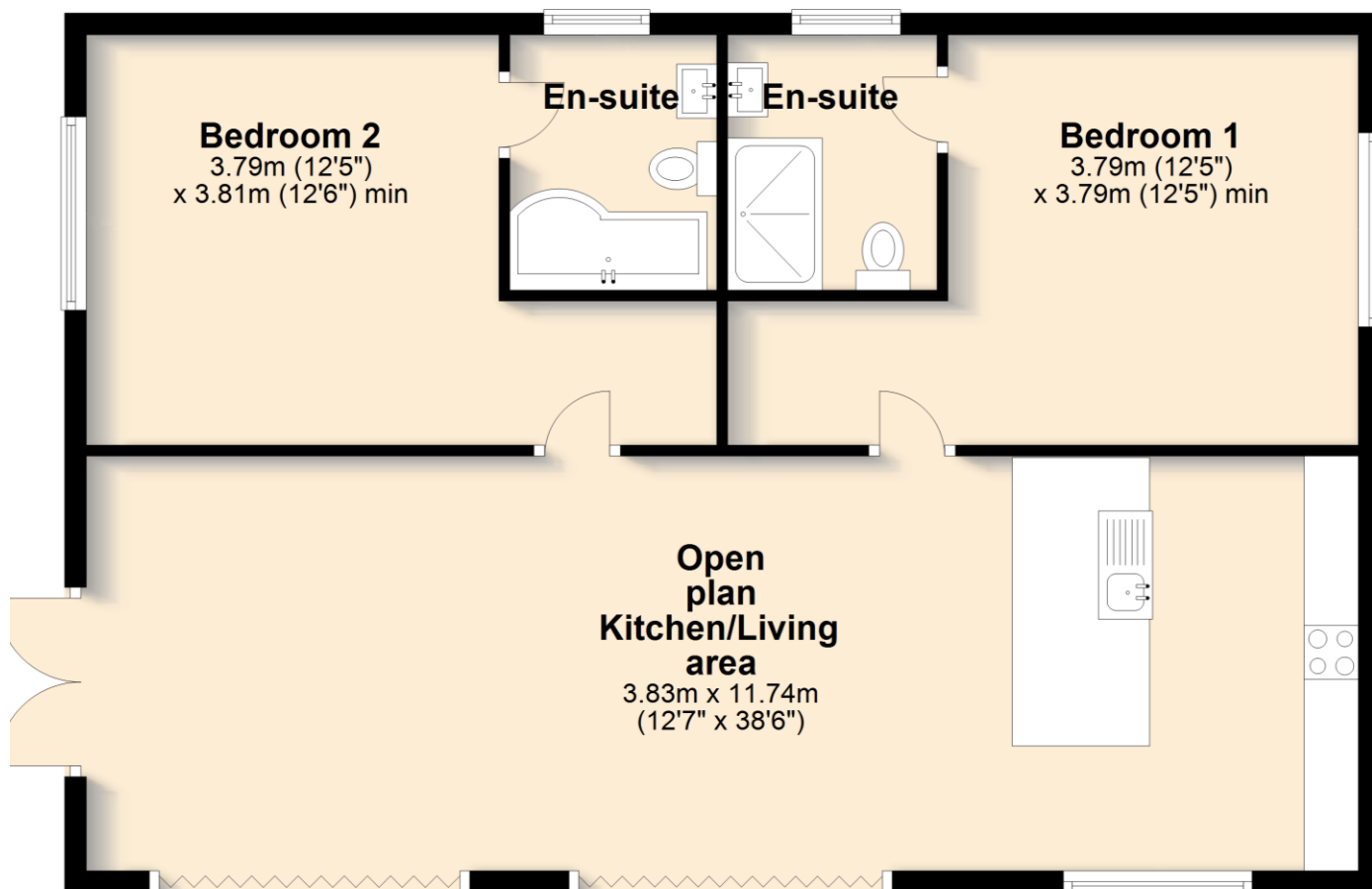
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Raven Lodge



Total area: approx. 90.7 sq. metres (975.8 sq. feet)

In accordance with the latest Money Laundering Regulations we are now required to obtain proof of identity and address from prospective purchasers before solicitors can be instructed.

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