



Ling Road | North Lopham | IP22 2NJ
Offers Over £950,000

twgaze

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A unique opportunity to acquire a collection of substantial properties set in 2.14 acres, offering flexible use for multi-generational living, holiday lets or mixed commercial ventures. The site includes an eco-friendly 3 bedroom home, a characterful 4 bedroom barn, a versatile studio with further accommodation, and a charming one bedroom cottage. With mature grounds, a large pond, and open views, the property enjoys a peaceful rural setting with easy access to Diss, Thetford and Bury St Edmunds.

- Rare opportunity to acquire a range of substantial properties on one site
- Flexible potential for multi-generational living, holiday lets, or commercial use
- The Stables: eco-friendly 3 bedroom home with balcony overlooking a natural pond
- All Saints Barn: characterful timbered barn with 4 bedrooms, conservatory, and utility room
- The Studio: versatile open-plan barn with gallery landing and additional attic rooms
- The Granary: charming 1 bedroom cottage recently redecorated throughout
- Grounds extending to around 2.14 acres with mature trees, large pond, and open views
- Established vegetable garden with fruit cages and raised beds
- Peaceful edge of village setting with school, shop, and active community hall nearby
- Excellent transport links via Diss station (London Liverpool Street), Thetford, and Bury St Edmunds

Location

This property enjoys a lovely setting on the edge of the popular village of North Lopham which offers a primary school and small shop. A larger village store can be found nearby in Kenninghall, while the village hall hosts regular farmers' markets and community events, and the parish church remains at the heart of village life. The bustling market town of Diss lies just six miles to the east, providing schooling to sixth form level as well as a mainline rail service to London Liverpool Street. Thetford, around sixteen miles away, offers a station on the Norwich to Cambridge line, and the historic town of Bury St Edmunds is approximately twenty miles distant. The area combines a peaceful rural atmosphere with convenient access to amenities and excellent transport links.





Property

All Saints Barn offers a rare opportunity to acquire a range of substantial properties all on one site. The collection lends itself to a variety of uses, from multi-generational living with independent accommodation, to holiday lets or even mixed commercial ventures.

The Stables

This more recent addition to the site is an eco-friendly home of part timber-frame and part hay bale construction, set in an elevated position overlooking a natural pond. With a Scandinavian feel, the property offers a large kitchen and dining room which flows into a bright living space. French doors open to a balcony with delightful pond views. The accommodation also includes a family bathroom, a study or snug, and three bedrooms.

All Saints Barn

Rich in character, this beautifully timbered barn has great charm. On entering, the spacious kitchen and dining room forms the heart of the home and provides a sociable space for family and friends. A large utility room leads through to a rear lobby with external access. French doors from the kitchen open into a conservatory, and there is also a ground floor shower room. Another reception room connects to two ground floor bedrooms. Upstairs, there are two further bedrooms and a WC.

The Studio

The Studio offers flexible open plan space. The ground floor is currently arranged as a studio with kitchen facilities and a bedroom area to one side. A staircase rises to a gallery landing leading to bedrooms at each end, one with kitchenette and toilet facilities. Attic rooms are accessed from each bedroom via short staircases, making this an adaptable property with multiple possibilities.

The Granary

Attached to The Studio, this charming one bedroom cottage has been recently redecorated. It features a generous living room leading to the bedroom, with a kitchen at the rear that connects to a bathroom via a rear lobby.

Outside

In total, the site extends to around 2.14 acres, much of which lies to the rear of the properties. The grounds include mature trees, established shrubs, polytunnel, a large pond, and open views across the surrounding landscape. There is also a substantial vegetable garden with fruit cages and raised beds, making the most of this quiet and unspoilt setting.

Services

The property is connected to mains electricity and water, with drainage via a natural reed bed system.

How to Get There

What3words [///washroom.hammer.foster](#)

Viewing

Strictly by appointment with TW Gaze.

Council Tax Bands

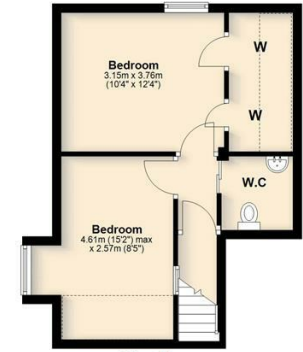
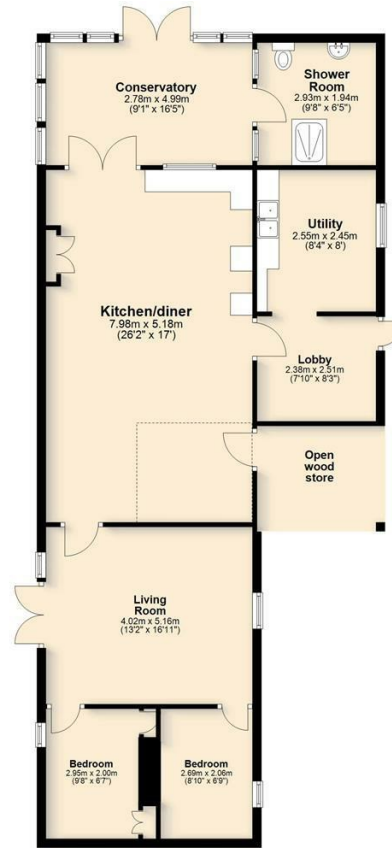
All Saints Barns - B

The Granary - A

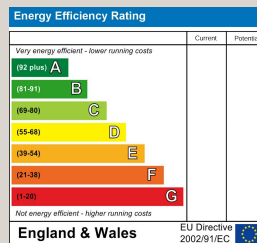
The Stables - A

Freehold

Ref: 2/19984/KH



Total area: approx. 150.1 sq. metres (1616.2 sq. feet)



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