



# STOCKINGS COTTAGE

THE STREET, SOUTH LOPHAM, DISS, IP22 2LH



## A charming attached character cottage with a delightful established garden

Located in the heart of South Lopham, Stockings Cottage is a much-loved home that has been enhanced by the current vendors. It offers spacious and versatile accommodation with a wealth of exposed timbers. Of particular note is the excellent entertaining space consisting of a delightful part-vaulted double aspect sitting room with large inglenook fireplace and woodburning stove. At the heart of the house is a dining hall with stairs to the first floor and a door to the front garden. There are also double doors to a superb garden room. It was formally a conservatory but the vendors have had a solid roof fitted giving much more ability to use the room all year round. The kitchen/breakfast room is fitted with a comprehensive range of shaker style units. On the first floor are three double bedrooms and a bathroom. Great attention to detail has been paid to concealed storage.

The property is approached over a shared drive leading to a private driveway with parking and turning for several cars. There is a garage/storage and car port with adjacent wood store. The vendors have

created a delightful garden with pockets of interest interspersed with an array of established shrubs. There is a charming summer house and a terrace to the rear. The gardens abut open fields.

### LOCATION

South Lopham is a popular rural village with primary school and pub close by. Diss, just 7 miles/15 minutes' drive away, 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.

### SERVICES

Oil fired central heating. Mains electric and water are connected with drainage via a private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

### LOCAL AUTHORITY

Breckland District Council  
Council Tax Band – D





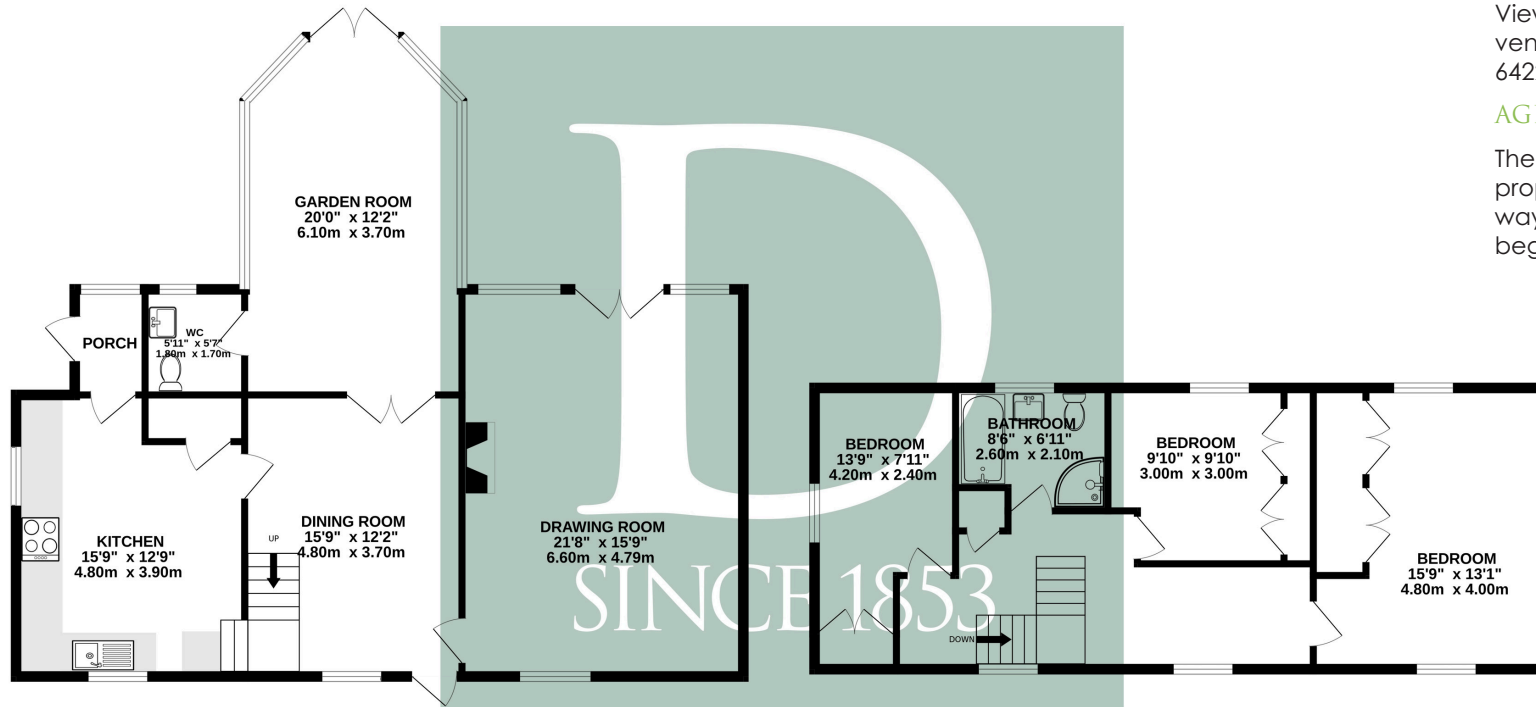




## FLOOR PLAN

GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.

1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE

TBC

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

## AGENT'S NOTE

The initial driveway is shared with neighbouring properties and Stockings Cottage has rights of way over it to where the private driveway begins.

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## IMPORTANT NOTICE

### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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## CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,  
IP22 4JZ

Tel : **01379 642233**

Email : [diss@durrants.com](mailto:diss@durrants.com)