



# DRIFTWAY FARM

BLO NORTON ROAD, SOUTH LOPHAM, IP22 2HT







The property consists of a detached unlisted period farmhouse that has an array of exposed timbers offering huge potential to refurbish and update.

In addition to the house is a substantial detached barn that could be adapted to suit a variety of purposes and potentially converted subject to planning permission.

The property is approached via a long driveway leading to the barn and a parking area. A path meanders up to the front door. The ground floor is currently arranged with the kitchen at one end and with two reception rooms. There is a bathroom to the other end of the ground floor. On the first floor are four double bedrooms, one is accessed from its own private staircase and there is also a shower room that is adjacent. There is further space on the second floor set out as two rooms and could be adapted for a variety of purposes.

In addition to the substantial barn there are further outbuildings which would benefit from refurbishment. Established gardens surround the house and are laid principally to lawn with an array of mature shrubs. To the rear is a former tennis court now in need of renovation.

The land is largely to the south and east and is set as fields. In total the land extends to approximately 12 acres and would make a perfect smallholding or could be adapted for equestrian.

#### LOCATION

Blo Norton is a small village just 1.9 miles from the village of Garboldisham with village shop 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.

#### SERVICES

Oil fired central heating. Mains electricity and water are connected to the property with private drainage. (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 E

#### ENERGY PERFORMANCE

F Rating

#### AGENT'S NOTE

Please note we have been informed Driftway Farm has a right of way over the access drive known as Lower Drag Way and the Vendors have maintained the drive during their ownership.

#### VIEWING

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

#### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

















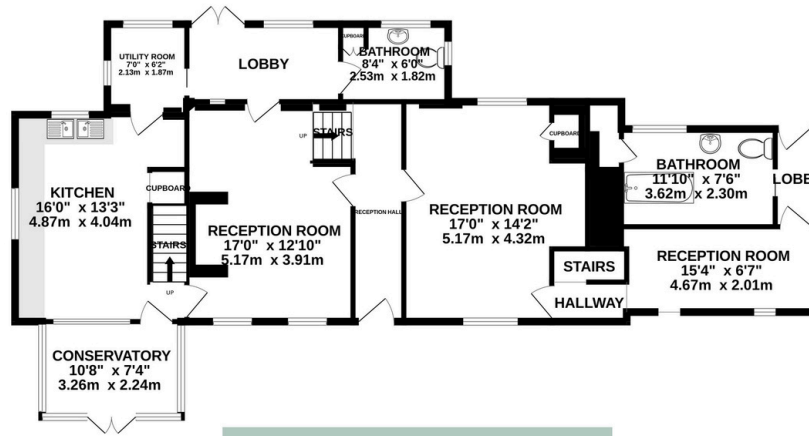




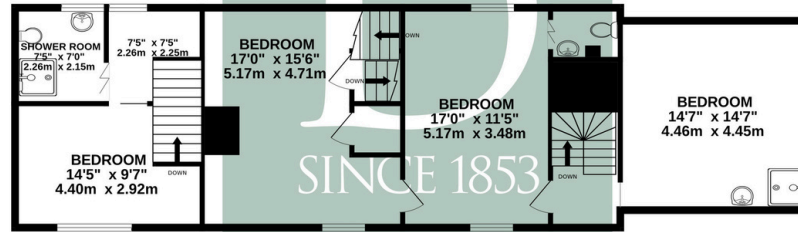




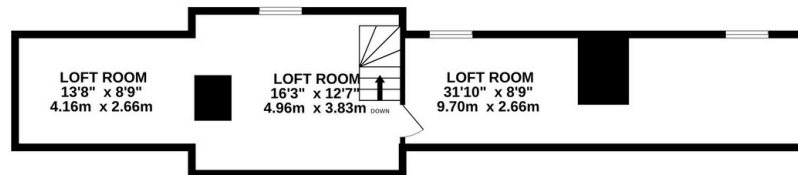
GROUND FLOOR  
1201 sq.ft. (111.6 sq.m.) approx.



1ST FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



2ND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.

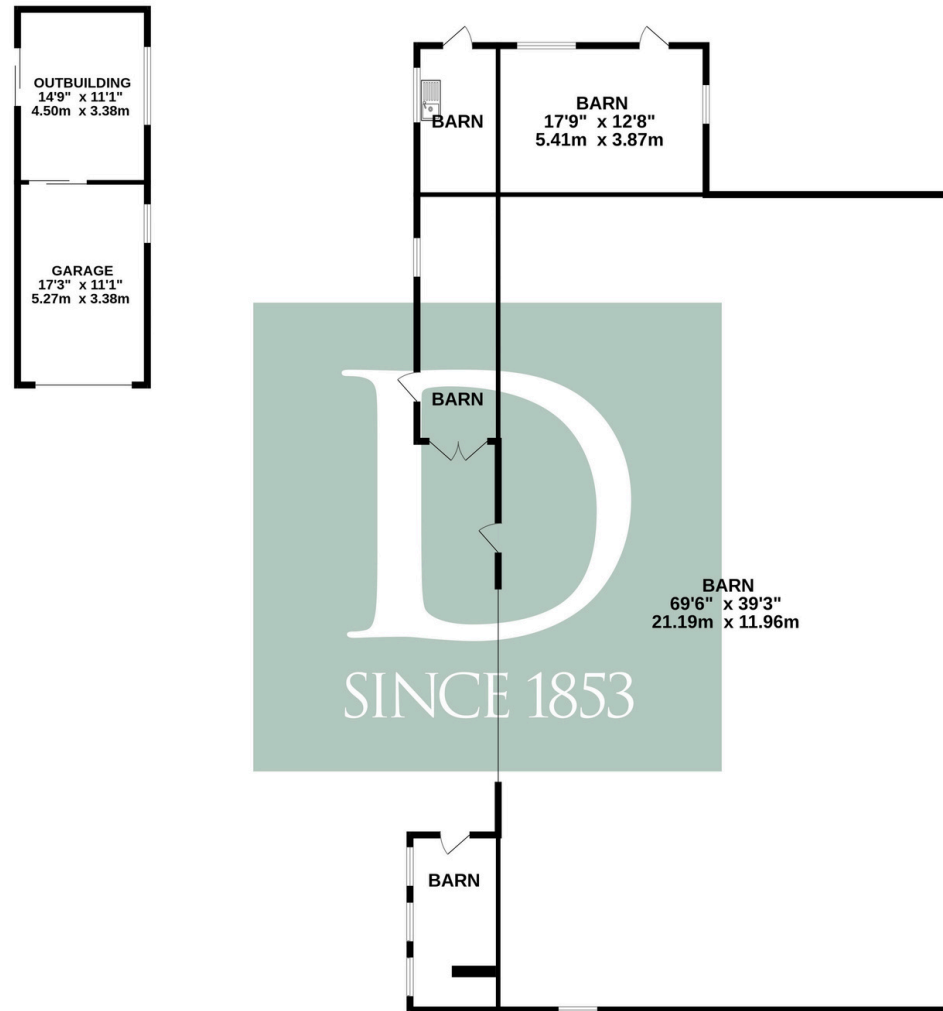


TOTAL FLOOR AREA : 2746 sq.ft. (255.1 sq.m.) approx.

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.



DRIFTWAY BARN  
3651 sq.ft. (339.2 sq.m.) approx.



TOTAL FLOOR AREA : 3651 sq.ft. (339.2 sq.m.) approx.

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# DURRANTS

SINCE 1853

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## CONTACT US

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