



PANSTHORNE FARM HOUSE

REDGRAVE ROAD, SOUTH LOPHAM, DISS, IP22 2HL



An imposing and impressive unlisted semi-detached period farmhouse in a sought-after village

The property is an imposing substantial farmhouse. It has an abundance of character but it is not listed. The space has been cleverly adapted. The front door opens to a spacious reception hall with impressive staircase to a vaulted and partially galleried landing.

the property and a detached single storey barn providing storage but offering huge potential. The established gardens wrap round the property to two sides and are stocked with a wide array of mature trees and shrubs.

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.

There are a further two excellent reception rooms which have an abundance of character and wealth of exposed timbers and inglenook fireplaces with wood burning stoves. There is spacious double aspect kitchen/breakfast room with farmhouse style units.

SERVICES

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

There is a secondary staircase. On the first floor the principal bedroom has an en-suite and there are two further bedrooms and a family bathroom. Off the main landing is a further vaulted room that can be used as a fourth bedroom or additional reception room.

LOCAL AUTHORITY

Breckland District Council
Council Tax Band – E

The generous parking is approached via a shared drive with the neighbouring cottage. In addition to the parking is a detached double garage. There is a charming courtyard to the front of

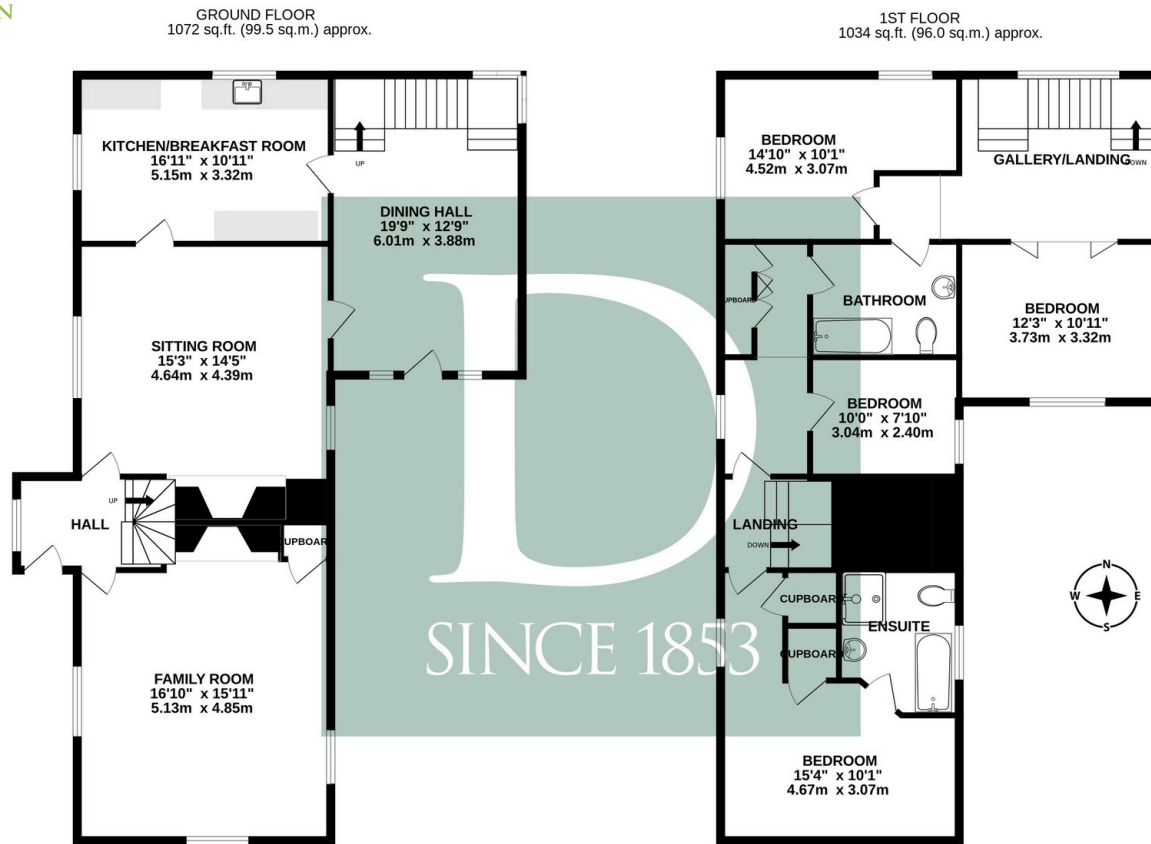








FLOOR PLAN



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

E Rating

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.

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