



LANG FEN FARM

SILVER STREET, SOUTH LOPHAM, DISS, IP22 2JU



A 3 bedroom farmhouse with detached barn offering potential for conversion (STPP) plus a substantial range of outbuildings. It is located in a delightful rural, yet convenient position with 3.63 acres.

The property consists of a detached farmhouse which has later additions and remodelling. The property now requires updating but offers enormous potential to personalise and contains original period features in the form of the two fireplaces. There are two reception rooms with impressive inglenook fireplaces plus a garden room. At the rear of the house is a kitchen/ breakfast room, pantry/store room and a cloakroom with door to outside. On the first floor are three double bedrooms, a bathroom with separate shower and a further w.c.

There is an impressive detached barn which is part clay lump and a wealth of exposed timbers. There are attached stores and stables and the building offers enormous potential for conversion subject to the necessary planning consents. Beyond the house and barns are a superb range of outbuildings including barns and stabling that could be utilised for a variety of purposes. It is considered that the buildings would benefit from some upgrading.

To the front and side of the house is an area of garden laid principally to

lawn and interspersed with borders and fruit trees, plus an area dedicated for vegetables. There is an additional area of lawn to the rear that adjoins the area with the outbuildings. The drive continues between the house and barn to the outbuildings. Beyond the farmyard area is a superb paddock bordered by some established trees. In total the land extends to approximately 3.63 acres.

LOCATION

The property is in a delightful rural position adjacent to Redgrave and Lopham Fen with a footpath across the lane. The nearest village is South Lopham which is a popular village with primary school and pub close by. Diss, just 3.9 miles away and 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 electrics and water are connected with drainage via septic tank.



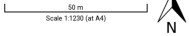




BOUNDARY PLAN

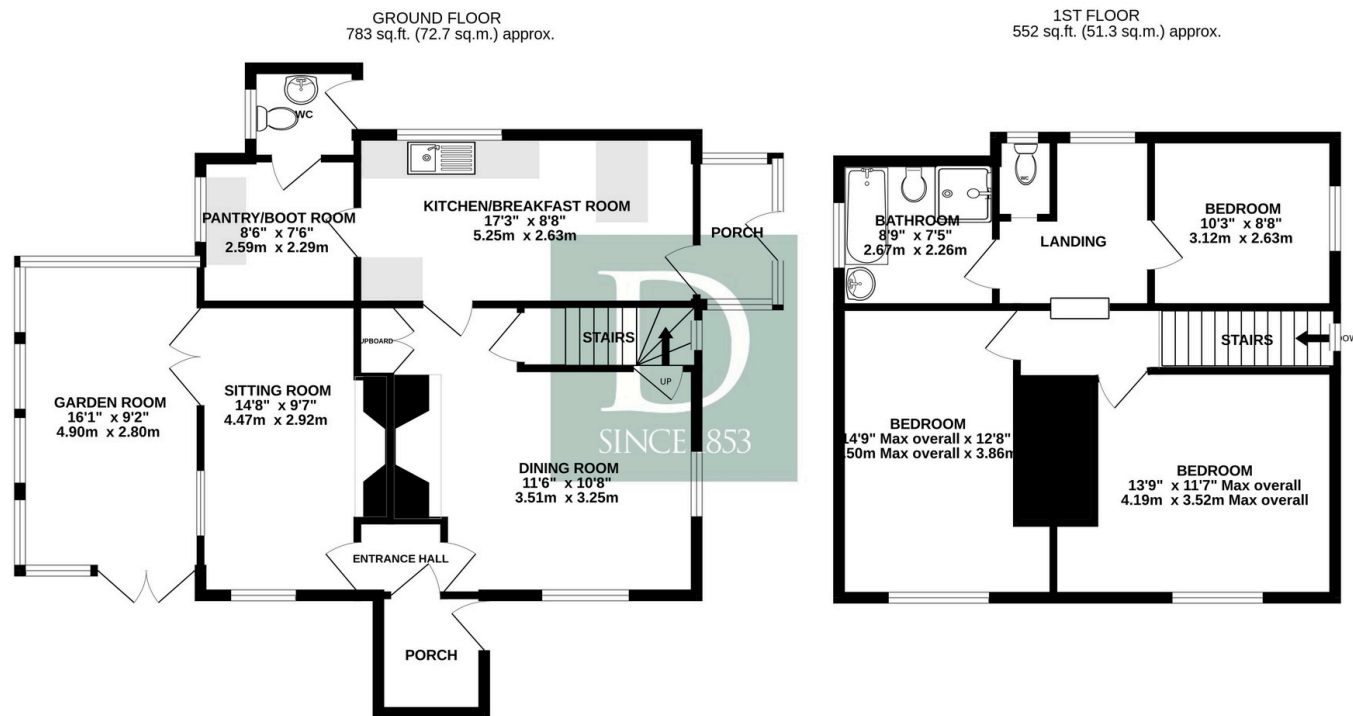


Produced on Land App, Feb 24, 2025.
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FLOOR PLAN



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 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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LOCAL AUTHORITY
 Breckland District Council
 Council Tax Band D

ENERGY PERFORMANCE

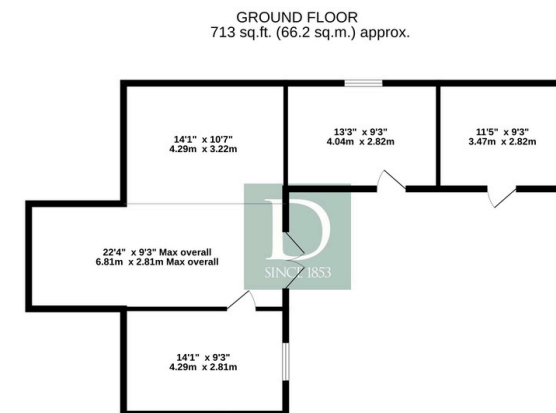
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VIEWING

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

AGENT'S NOTE

The vendors have advised there is an Annual Drainage Charge of £12.99 per annum



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.
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