



ASH COTTAGE

SOUTH LOPHAM, IP22 2JS



A beautifully presented, spacious detached family home, brimming with character. Occupies a serene rural location on a half acre plot (STMS)

This delightful period detached house, which is well maintained and brimming with character, provides ideal family accommodation in a peaceful rural location. Despite it's idyllic setting, it benefits from excellent road connections and proximity to the market town of Diss. Upon Entering the home, you are immediately welcomed by a spacious kitchen/breakfast room, featuring ample kitchen units and a striking open chimney breast housing a range cooker. From this hub, doors lead to both the Study and the Sitting Room, while a staircase ascends to the first floor. The Study has double aspect views and exposed red brick chimney breast housing a wood burning stove. The sitting room is truly charming, boasting exposed timbers, an inglenook fireplace with a wood-burning stove and pamment floor. A garden room, accessible from the sitting room, offers double doors opening to the exterior. On the opposite side of the sitting room fireplace, an impressively sized dining room awaits, also rich in character with another inglenook fireplace and wood-burning stove, wooden floor

as well as a secondary staircase to the first floor. A door from the dining room leads to an inner hallway providing access to a shower room and utility room. The first floor of the property offers four bedrooms and a family bathroom.

The property is set on a lovely half acre plot (STMS) accessed by a wide tarmac driveway, providing plenty of off-road parking for multiple vehicles and leading to the double garage. There are expansive lawn areas, a variety of useful outbuildings and a separate private rear terrace. A charming brick and flint wall with an opening, reveals an additional lawn area and the remains of a flint and stone building hinting at potential for a separate dwelling, subject to obtaining the required consents. The garden and the property are surrounded by open countryside.





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 – F

ENERGY PERFORMANCE

E Rating

AGENT'S NOTE

1: There are reasonable prospects of obtaining planning permission for an annexe in the garden where historically buildings stood. This could be undertaken under householder permitted development rights, or via a householder planning application. This would need to be subject to the usual planning permissions and investigation into the implications regarding the covenant.

VIEWING

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

BUILDING CONSULTANCY

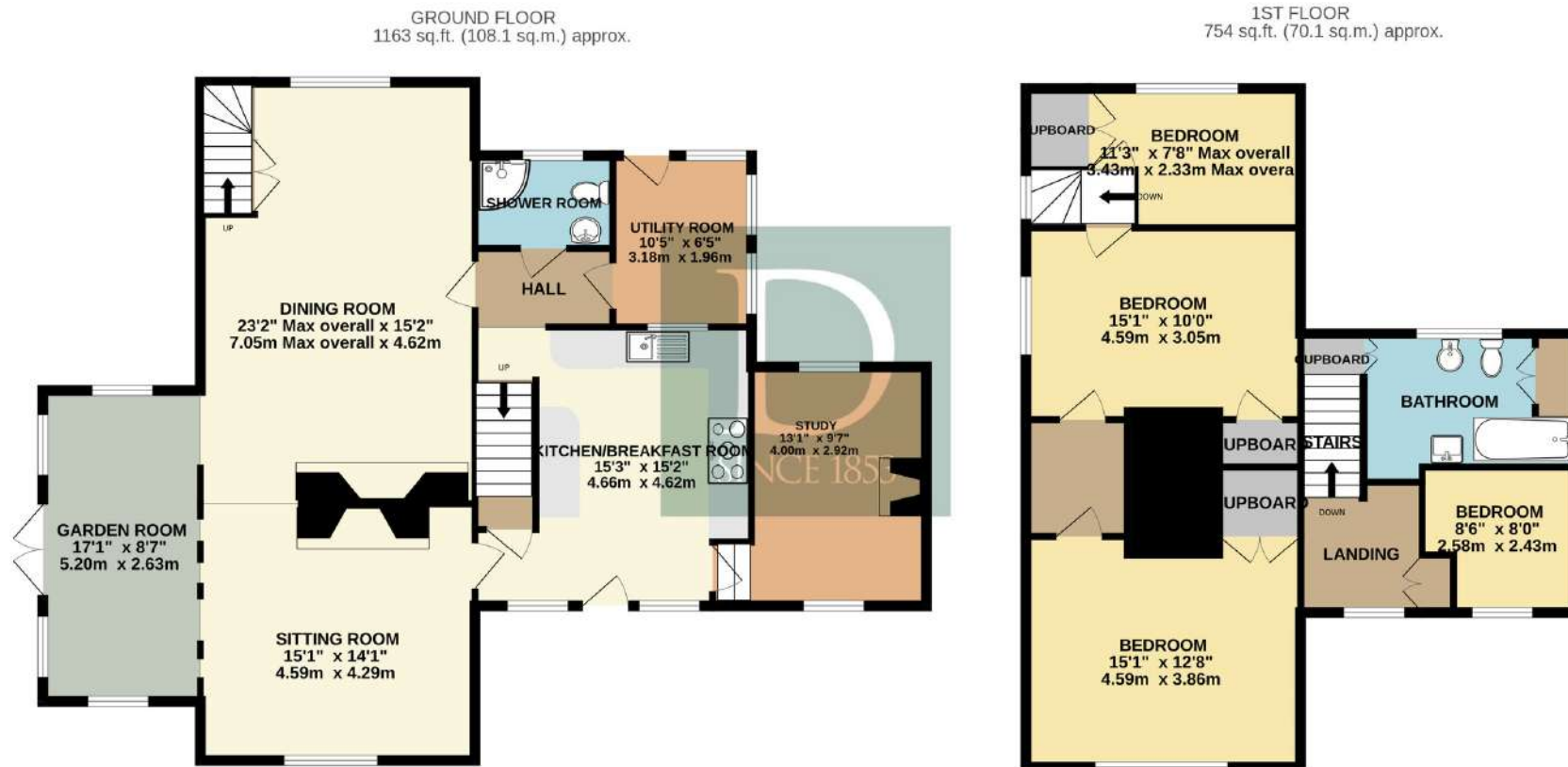
Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.







FLOOR PLAN



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 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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CONTACT US

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

Tel : **01379 642233**
Email : **diss@durrants.com**

