



*White Lodge, Diss Road,  
Scole, Norfolk.*



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



A fine Georgian home, situated in an elevated position in wonderful partly wooded gardens. This impressive property has character in abundance and still retains many classic Georgian features in the beautifully proportioned rooms, with four reception rooms and six bedrooms in the main house and an attached two storey annexe which requires modernisation, offering potential for further accommodation. The gardens and grounds extend to around 0.75 acres (sts) and the property is being offered with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Drawing Room
- Family Room
- Kitchen/Breakfast Room
- Utility/Boot Room
- Cloakroom
- Cellar
- Attached two storey building with annexe potential
- First Floor Landing
- Master Bedroom
- Guest Room with En-suite Shower Room
- Four Further Double Bedrooms (two with en-suite facilities)
- Family Bathroom

Gardens and Grounds

- 'In and out' driveway providing ample parking for several vehicles
- Pretty Woodland Area
- Walled Courtyard Garden
- Lawned Rear Garden
- Single Storey Outbuilding and log store



### The Property

The entrance door opens into the reception hall with the main staircase leading to the first floor accommodation. At the end of the hallway is a cloakroom and door to the cellar. To the left hand side you walk into the dining room, a wonderfully bright room, full of natural light flooding in through the full height sash window and with the kitchen leading off, perfect for entertaining. The kitchen/breakfast room is well fitted with a range of traditional painted wall, base and drawer units and polished granite work surfaces. The Aga takes centre stage and is gas fired with a separate gas hob along with a wonderful old cast iron range set in the exposed brick chimney breast. Through from the kitchen is a second staircase to the first floor and a utility/boot room with plumbing for a washing machine and a cupboard housing the gas fired boiler. From the dining room a step leads down to the drawing room, a beautifully elegant room which has been tastefully decorated and again full of natural light from the sash windows and an interesting curved wall at the end with double doors opening out to the gardens. The marble fireplace creates an impressive focal point and houses a wood burning stove. Across the hallway is the sitting room, again with a marble fireplace housing a wood burning stove, full length sash windows complete with shutters and ornate corning. This room leads into the family room which would make an ideal play/hobby room or home office with door opening into the potential annexe accommodation which is on two floors and requires further modernisation. The main staircase rises to a half landing where you will find the well appointed family bathroom a wonderfully relaxing space with a contemporary style suite comprising free standing bath, corner shower, WC and wash basin. The spacious main landing provides access to five of the six bedrooms. The master bedroom has an excellent range of built-in wardrobe cupboards and drawer unit, sash window overlooking the rear garden and loft access hatch. To the rear of this room a door opens onto the small second staircase landing across to the guest suite, another spacious room with built-in wardrobe cupboards with sash window overlooking the front and an en-suite shower room. There are four further double bedrooms, two with en-suite facilities.





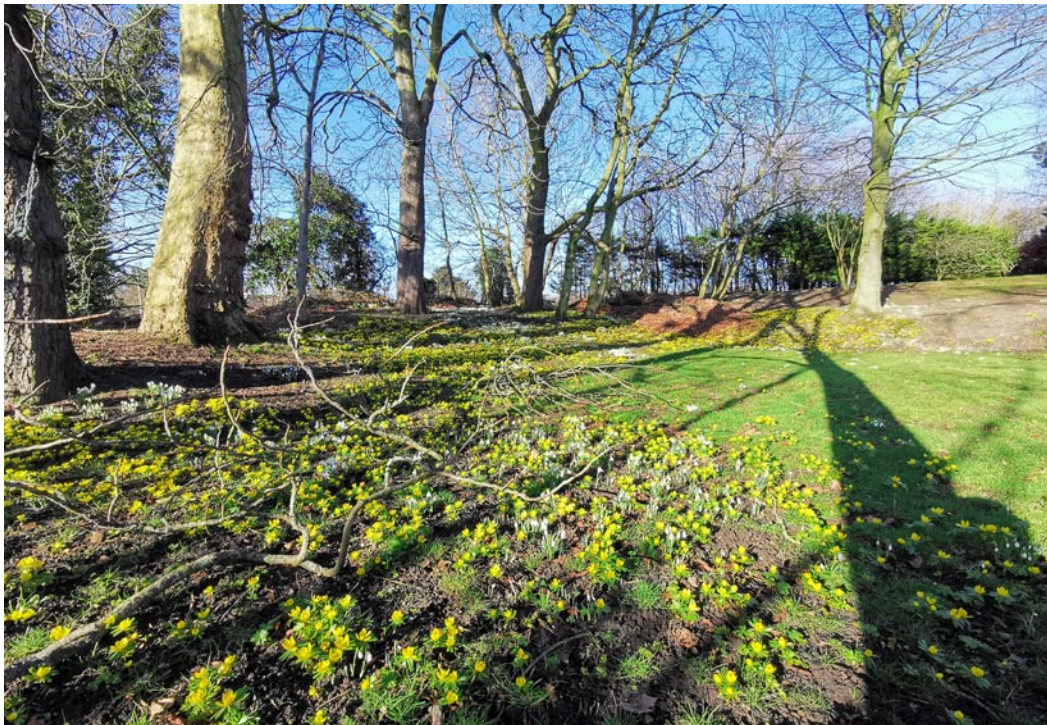


## Gardens and Grounds

The property is approached via an in and out shingle driveway which provides parking in front of the house. There is a lawned area bordered by a low brick wall, a number of mature trees and raised beds planted with a selection of established shrubs. To the left hand side of the house is the pretty woodland area with a splendid display of bulbs during the Spring months. Carrying on around to the rear of the property is the walled garden, an ideal space for outside entertaining with a paved terrace and covered barbecue area. Here you will find the useful single storey outbuilding, ideal for storing garden furniture, bicycles etc. The main garden is enclosed by mixed hedging and timber fencing and is laid to lawn and planted with mature shrubs and trees. The gardens and grounds total around 0.75 acres (sts)

## Location

White Lodge is situated in a prominent position on the edge of the village of Scole approximately two miles from Diss with its excellent range of leisure and shopping facilities including all the major supermarkets and schooling for all ages. The village itself has a village store, church, hotel, primary school and community centre. Diss also has a mainline rail link to Norwich and London Liverpool Street.



## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas Fired radiator central heating  
Mains drainage, water and electricity  
Energy Rating: E

## Local Authority

South Norfolk District Council  
Tax Band: E  
Postcode: IP21 4DH

## Agents Note

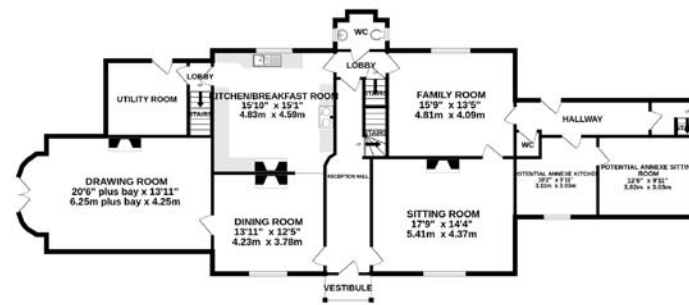
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

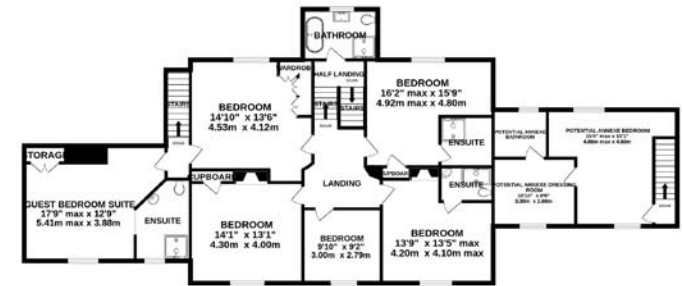
Vacant possession of the freehold will be given on completion.

GUIDE PRICE: £695,000

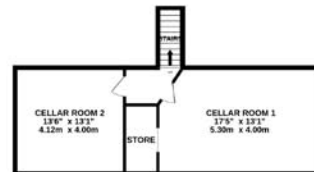
GROUND FLOOR  
1821 sq.ft. (169.2 sq.m.) approx.



1ST FLOOR  
1708 sq.ft. (158.7 sq.m.) approx.



BASEMENT  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 4048 sq.ft. (376.0 sq.m.) approx.

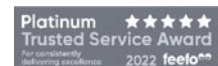
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

To arrange a viewing, please call 01379 882535

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160  
Diss 01379 644822  
Loddon 01508 521110  
Halesworth 01986 888205



HARLESTON OFFICE  
5 London Road  
Harleston  
Norfolk  
IP20 9BH

Tel. 01379 882535  
harleston@muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.