



Blacksmiths Cottage
North Lopham | Diss | Norfolk | IP22 2LZ

VILLAGE HOME



Built in 2011 by a well-respected local builder, this wonderful family home offers four bedrooms and three bathrooms and lots of social space to enjoy time together. Set within a welcoming, active village community and with Diss town a short drive away, providing a variety of amenities and access to road and rail links for commuting, you are still so close to the wonderful tranquillity of the Norfolk Countryside for relaxing amongst nature.



KEY FEATURES

- Beautiful Four Bedroom Detached Property
- Large And Social Kitchen Diner
- Wonderful Suntrap Rear Garden
- Living Room With Wood Burner And Doors To The Garden
- Parking For Multiple Vehicles
- Built in 2011 by Local Well Respected Builder
- Air Source Heating
- An Excellent Garden Room With Workshop
- A Wonderful Village With A Bustling Community
- Short Drive From Train Links And Amenities Of Diss

The current owners bought this home from new and having enjoyed over ten years here are sad to be leaving this comfortable, easy to run home. The relaxing atmosphere blends elegance with modern comforts all in a peaceful location yet with access to a traditional village community. The garden in particular is beautiful bit of traditional English country garden with colourful floral displays flowers providing interest and texture throughout Spring and Summer.

Step Inside

Enter this immaculate home to an expansive hallway, with welcoming wooden flooring, which features throughout the whole ground floor. The stairs to the first floor are straight ahead along with a cloakroom, neatly tucked away behind the staircase. Turn left and you find the rather grand light and bright dining room large enough for a large eight-seater table. Turn right into the wonderful dual aspect kitchen breakfast room with patio doors to the garden and from which the practical utility room is found with rear door to the gardens. The kitchen has integral fridge, freezer and dishwasher plus double fan oven so you can move straight in and have your meal ready! The large and beautifully square sitting room with log burner and patio doors to the garden completes the ground floor living accommodation.

Warm And Welcoming

Both the indoor and outdoor space offers peace and privacy here. Within the house the ground floor offers flexible accommodation with the dining room perhaps being used as a teens lounge, a games room a gym or home office. With underfloor heating throughout the ground floor, you are always warm and have total flexibility on where to position furniture and to create your personal interiors. The first floor gives family and guests privacy and space with three large bedrooms and one smaller, currently used as an office, plus two ensuite shower rooms and a family bathroom. All the rooms feel well spaced out. Outside the gardens are not overlooked and offer a calm garden space with the pergola cover for those hot summer days – the garden is southwest facing so this is a very welcome addition.





KEY FEATURES

Village Friends

The current owners have embraced village life and will miss this social environment so much. It is a welcoming community, and many friends have been made over the years. The owners have hosted dinner parties in the elegant dining room and enjoyed summer barbecue get togethers on the terrace. This home is set in such a peaceful location you can enjoy getting involved with the rural community as much or little as you like, with quiet afternoons reading on the terrace or cosying up by the wood burner always an option here.

Exploring Upstairs

The stairs lead to a bright landing with roof light giving an airy atmosphere. The principal bedroom has a whole bank of fitted wardrobes and its own ensuite. At the opposite end of the landing is another ample bedroom with built in wardrobe and ensuite. The two further bedrooms share a large family bathroom with both shower and bath – offering elbow room for bathing children and a third shower when everyone is scrambling to get ready in the mornings! A large airing cupboard is a welcome addition too.

Step Outside

The house is set back from the road on a large gravel driveway with plenty of space for visiting family and friends to park. The rear garden is southwest facing, a real suntrap and has a large terrace with part of it tastefully covered to provide shade on those hot summer days. The sheltered terrace is perfect for alfresco dining and has doors to it from both the sitting room and the kitchen. The shed/workshop is a great size with plenty of storage for outside furniture and children's play equipment. This wonderfully private garden is largely laid to lawn with mature shrubs and pretty beds providing a blaze of cottage garden colour in Spring and Summer. Birdlife shares this peaceful space with Robins nesting in the Ivy and Wrens in the Jasmine.

On The Doorstep

North Lopham has a welcoming community spirit with an active village hall hosting a Farmers Market, sports and fitness sessions plus art and gardening classes and the local pub provides live music and quiz events. Combine this with a lovely church and popular primary school, and you have a wonderful village atmosphere at North Lopham.

























INFORMATION



How Far Is It To....

The neighbouring village of Kenninghall, just a couple of miles away has wider facilities and the bustling market town of Diss is just 6 miles to the east with schooling for all ages, doctors and vets, excellent shops, sporting and cultural facilities, and train station from which you can reach London in 90 minutes and Norwich in approximately 20 minutes. For outdoors activities Lopham Fen offers walks, trails and wildlife, whilst the rivers Little Ouse and Waveney are virtually on your doorstep too for water sports enthusiasts.

Directions

From Diss head west on the A1066 and turn right onto Church Road at South Lopham. Follow the road north to the Street in North Lopham and turn right onto Tanns Lane. The property is on your right.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location - [///blinks.wanting.pegasus.com/](https://blinks.wanting.pegasus.com/)

Services, District Council and Tenure

Air Source Heat Pump Central Heating

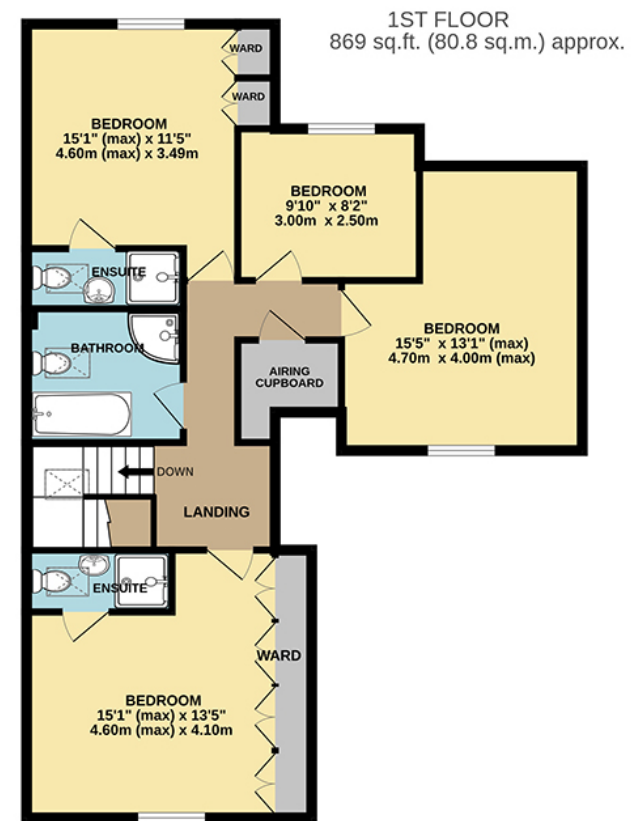
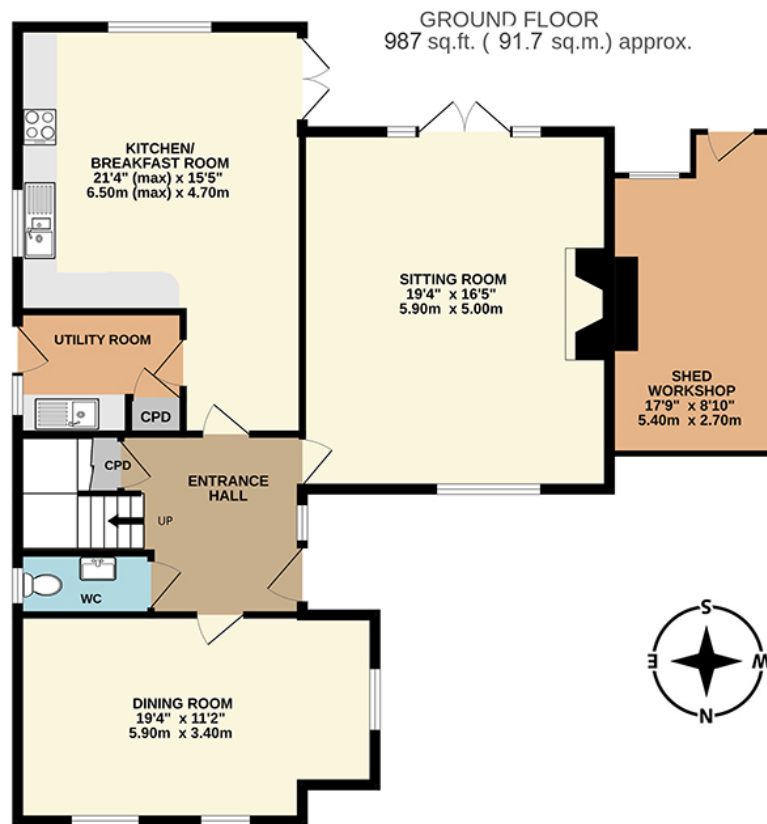
Mains Electricity, Water and Drainage

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

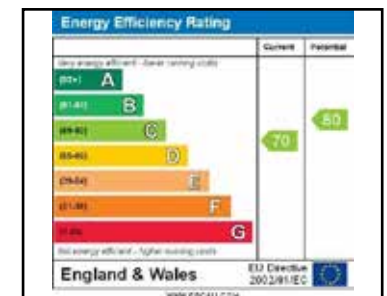
Breckland District Council – E

Tenure: Freehold



TOTAL FLOOR AREA (approx.)

Accommodation: 1857 sq.ft (172.5 sq.m) - Shed/Workshop: 156 sq.ft (14.5 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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