



Tanns Lodge  
North Lopham | Diss | Norfolk | IP22 2LZ



# CHARACTERFUL & CONVENIENT



This characterful period home is the perfect marriage of stylish contemporary comfort and rural charm. Set in 1.27 acres(stms) it offers five bedrooms, three reception rooms, separate cottage, summer house, and outside bar/kitchen area all set in quintessentially English country gardens. Tasteful interiors blend with the ancient beam work making it truly a place to call home, but within easy reach of amenities.







# KEY FEATURES

- Superb Detached Period House With Separate Cottage
- Not Listed, All Works completed to Modern Standards
- Magnificent Gardens Of Around 1.27 Acres
- Peaceful Location With Farmland Views
- Extended Generous Kitchen Breakfast Room With Lantern Roof
- Lovely Garden Room
- Three Fine Reception Rooms
- Five Comfortable Bedrooms
- Two En Suites and Family Bathroom
- Spacious Double Garage

Circa 1720 this is a home that has evolved over time and now has a cottage, stunning stylish kitchen plus garden room to enhance the experience of living here. The first-floor layout creates four very private bedrooms, replacing the kitchen and extending the garden room. This is a welcoming home, futureproofed and reimagined for modern living and works well whether just for two or as a family home but with plenty of entertaining space and room for guests to stay over.

## Step Inside

Stepping in through the front door the well-proportioned panelled entrance hall with solid wood flooring falls away before you and sets the tone. Stairs are straight ahead and a doorway to the right leads to the Country Living kitchen, flooded with light from the lantern window. This is a fantastic contemporary addition to this home – offering huge island with sink and wine cooler, a bank of beautiful cabinetry housing pantry, larder cupboard and fridge, all as easily accessible as are the thoughtful pan drawers. Cooking for a crowd is stress-free with the electric range, induction hob plus two built in electric ovens. The utility room just off the kitchen provides much needed practicality in this rural location, housing laundry appliances, the dishwasher and a space for muddy boots and paws. The kitchen is semi open planned with a gorgeous garden room, currently used as dining space, with panoramic views of the grounds and doors to the garden. Just off the kitchen is the cosy snug, handy for chatting to the chef whilst supper cooks, and with door to the expansive beamed sitting room. The fireplace is a magnificent inglenook with huge timber bressumer beam and brick work that has been stripped back and repointed to showcase the history here. Step through the small internal hall to find a useful office with its own external door for clients, ideal for running a business. Lastly the dual aspect, magnificent formal dining room sits at the end of the house, with tiled floors, inglenook fireplace and ancient beams adding to the atmosphere. Imagine this home at Christmas when beams throughout are adorned with garlands and twinkling lights – just magical.







# KEY FEATURES

## Explore Upstairs

The wide staircase takes you to the first-floor landing from which four bedrooms and three bathrooms are found. The current owners reconfigured this floor so that none of the bedrooms have adjoining walls, recarpeting and redecorating with muted Little Green paint palette in 2024. The principal bedroom is triple aspect, swathed in light and with beams, a feature brick wall and chic ensuite feels like a luxury country hotel room. Two further bedrooms are separated by the family bathroom. Bedroom two is another larger room with built in storage and generous ensuite with bath and shower. A staircase runs from outside the family bathroom to the second floor and another room which could work well as a hobby room home, office, or teens bedroom – the choice is yours.

## Newts Cottage

The cottage has its own address, separate parking area and garden with tranquil decking overlooking a wildlife pond with views over the meadow, so everyone has privacy here. Currently the cottage has been a source of ancillary income and has been rented long term, but there is opportunity here for multi-generational living, whether adult children or perhaps to provide accessible, one level living. A traditional porch takes you through the front door into the bright, triple aspect sitting room, open planned with the dining room this space works well for couples or a single person. The Country Living kitchen is semi open planned to this room and offers built in fan oven with space for dishwasher, washing machine and fridge freezer. The double bedroom and contemporary shower room complete the offering. The cottage is adjoined to the garage so there is potential for further expansion into this space should you wish to add another bedroom and ensuite, designated home office, or perhaps a gym - the necessary planning is in place, the Breckland District Council Planning Reference number is 3PL/2020/0927/F.

## Step Outside

The house located on a no through lane and is hidden from view behind double gates, and the driveway, bordered by trees, roses and hedging, leads to a huge parking area, garaging, cart lodge, workshop and woodstore. The cottage is to one side, with its own private parking area and the house to the other. Just behind the double garage is the kitchen garden with raised beds and glass house, ideal for those “grow your own” fans. The current owners have completely transformed and reimagined the garden into delightful grounds with purposeful pockets to enjoy. The fragrant rose garden and flower adorned arch, reveal a swing seat and wonderful west facing terrace, perfect for alfresco entertaining.

























































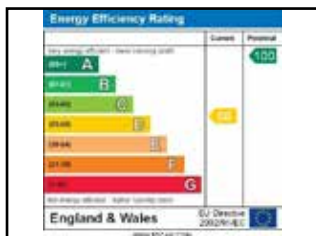








# INFORMATION



Newts Cottage, EPC

Just off the garden room a quaint bridge takes you across a pretty pond to the summer house, perfect for that early morning cuppa. Exploring further you find a wonderful "holiday away from home" area with large undercover space and outside bar with two-ring hob and full power to it, ideal for barbecuing, dining and there is space for a hot tub. A Pagoda tucked away in the woodland area is perfect for me time just listening to the birdsong. Throughout the completely enclosed gardens thoughtful planting is evident: from herbaceous border, to cottage garden flower beds, rose gardens and paving, mature and specimen trees including weeping elm and acer griseum...with field views as a bonus, the only question to have is in which place to relax in this tranquil garden.

## On The Doorstep

North Lopham is a peaceful rural village with characterful surroundings and a welcoming community. It offers a well-regarded Primary School and a popular pub running street food and live music events. The two Lopham villages share a village hall offering a variety of clubs and societies including gardening club, Diss quilters, exercise classes, and painting club. Peaceful walks are easy straight from the house, finishing of course, with a drink at the pub.

## How Far Is It To....

A mainline railway station is close by at Diss, with direct links to London Liverpool Street taking approximately 90 minutes. Diss provides an excellent range of local amenities including doctors' and dentist surgeries as well as independent shops, eateries, supermarkets, and schooling so you are well placed to explore or to hunker down at home. Nearby Attleborough and Thetford also offer train stations for travel further afield.

## Directions:

Proceed from the market town of Diss along the A1066 in a westerly direction passing through the villages of Roydon and Bressingham. On entering the village of South Lopham take a right hand turn signposted North Lopham. Continue into the village and follow the road until just before the village pond. Turn right onto Tanns Lane. The property is on the left-hand side set well back from the lane.

## 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 /// [gliding.waggled.family](http://gliding.waggled.family)

## Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity & Water

Drainage – Main House, Septic Tank - Newts Cottage, Private Treatment Plant.

Broadband Available – Fibre to the Premises - up to 900 mbps is available Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) for your chosen provider.

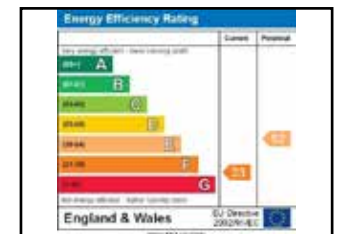
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Breckland District Council – Band F – Freehold





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.



Tanns Lodge, EPC







# FINE & COUNTRY

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