



Old School Blo Norton Road, South Lopham - IP22 2HT



Old School Blo Norton Road

South Lopham, Diss

Step into this STUNNING CONVERTED FORMER SCHOOL HOUSE, thoughtfully EXTENDED and PRESENTED IN EXCELLENT ORDER, offering over 1500 SQFT OF INTERNAL ACCOMMODATION (stms) that seamlessly blends character with contemporary living. The welcoming ENTRANCE leads you to an IMPRESSIVE OPEN PLAN KITCHEN/DINER INTO FAMILY ROOM, the true heart of the home, perfect for entertaining or relaxing with loved ones (featuring modern cabinetry, integrated appliances, and ample space for dining and lounging). A SEPARATE SITTING ROOM to the front WITH WOODBURNER provides a cosy retreat for quieter moments, while the versatile layout accommodates THREE DOUBLE BEDROOMS OVER TWO FLOORS WITH TWO BATHROOMS, ensuring comfort and privacy for family and guests alike. Each bedroom is generously sized, with thoughtful storage solutions and plenty of natural light enhancing the sense of space. The property is equipped with AIR SOURCE HEATING, promoting energy efficiency and year-round comfort. Presented in turn-key condition, this exceptional home combines historic charm with high-quality finishes, making it the perfect choice for those seeking a unique and spacious residence in a desirable setting. Externally you will find mature lawned gardens to the front as well as courtyard style gardens to the side. In addition there is PLENTY OF OFF ROAD PARKING to the front leading off the gated and shingled driveway.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Converted Former School
- Extended and Presented In Excellent Order
- Over 1500 SQFT Of Internal Accommodation (stms)
- Impressive Open Plan Kitchen/Diner Into Family Room
- Separate Sitting Room With Woodburner
- Three Double Bedrooms Over Two Floors With Two Bathrooms
- Private Garden To Front & Side As Well As Driveway Parking
- Air Source Heating

South Lopham is a hugely popular, but quiet location, with a nearby public house called 'The White Horse' which provides food and live music. With all further amenities only a short commute away to North Lopham, with its own well-regarded Primary School and Public House. Nearby Diss 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 distant.



SETTING THE SCENE

Approached via the Blo Norton Road in South Lopham, you will find a gated access onto the shingled driveway. The driveway leads to hard standing parking area to the front of the house suitable for three vehicles. The driveway passes mature lawned gardens to the front.

THE GRAND TOUR

The main entrance door is found to the side of the house leading directly into the open plan kitchen/dining room. An expansive space with vaulted ceiling and attractive slate flooring. The modern kitchen features a range of wall and base level units with quartz worktops over. As well as a large central island unit/breakfast bar there is also appliances to include a fridge, freezer, dishwasher, eye level oven and hob. A step leads up to the family room with excellent space for seating and entertaining. This space is filled with natural light from all sides. Heading in the other direction from the kitchen there is a lobby leading to the main hallway and the separate utility room. The utility provides space for coats and shoes as well as housing the water tank and a door leading out. The hallway provides stairs to the first floor landing as well as access to the sitting room with a woodburner and dual aspect and the ground floor double bedroom with doors leading out to the frontage. Also off the hallway is the impressive re-fitted family bathroom providing a four piece suite with bath and separate rainfall shower, w/c and hand wash basin all within a vanity unit.

Heading up to the first floor landing there is another bathroom with a bath and shower over, w/c and hand wash basin. Two large bedrooms can be found with one currently used as an office. The main bedroom is a very generous size (formerly two bedrooms) with feature original windows.

FIND US

Postcode : IP22 2HT

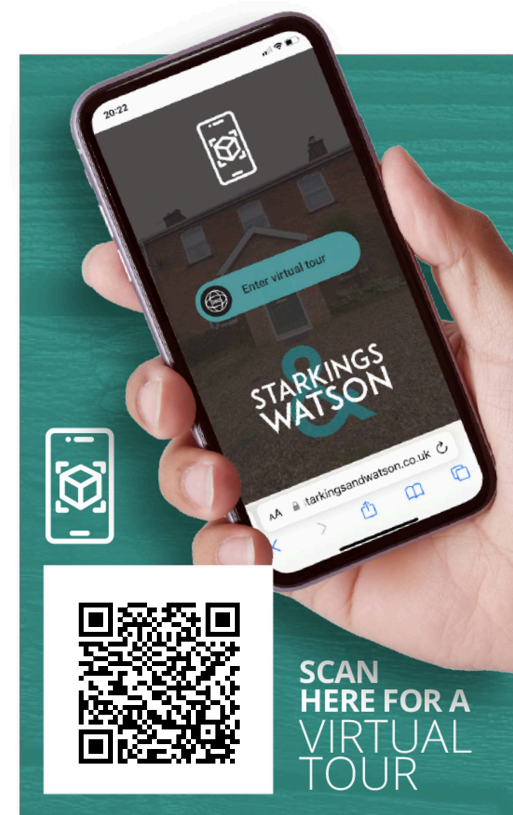
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the property benefits from a shared septic tank with the neighbouring properties with a shared cost liability. Mains water and electricity are connected with heating provided via an air source heat pump.



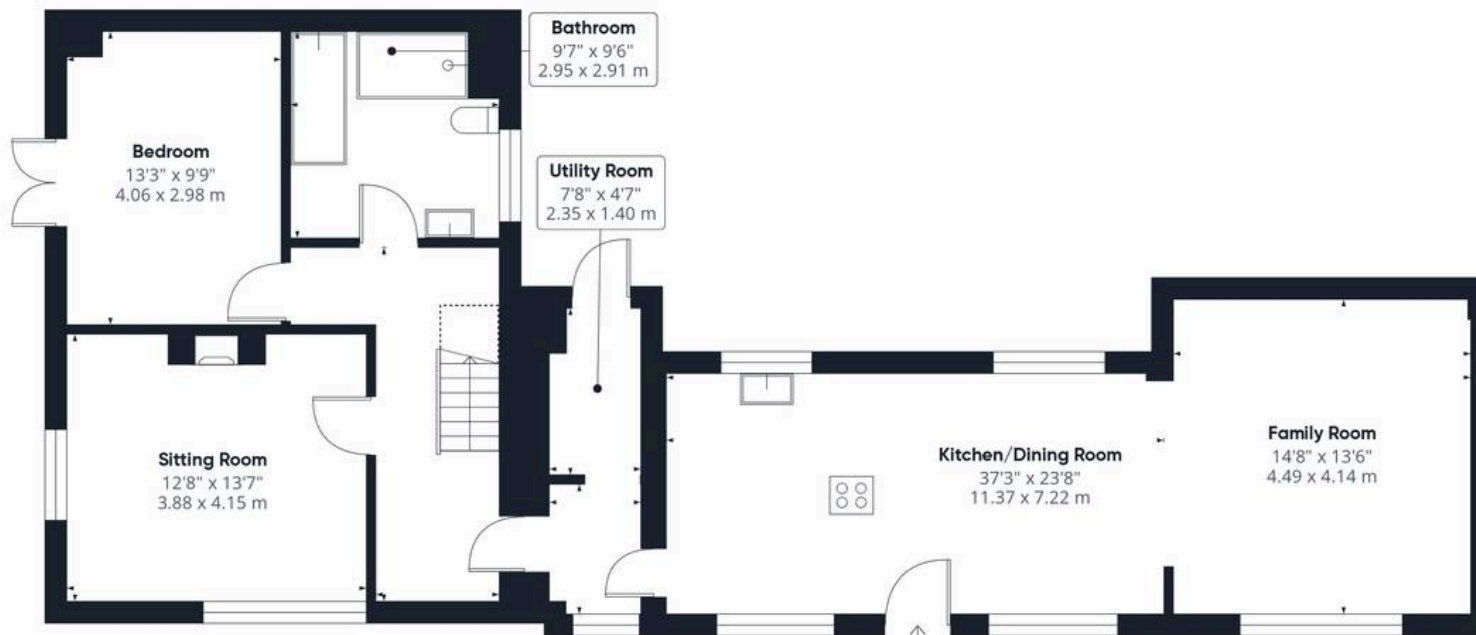




THE GREAT OUTDOORS

The impressive gardens offer more than you first might expect. There are mature lawned areas to the front either side of the shingled driveway with one area set over to raised vegetable beds with a variety of mature trees and shrubs also. You will also find a timber shed and then the hard standing parking. A secure side gate leads onto the courtyard style gardens to the side with further planting borders and raised beds also. There is plenty of space for seating and entertaining as well as further storage shed and access to the property itself.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1527 ft²

141.9 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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