



Thetford Road, South Lopham - IP22 2HW

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Thetford Road

South Lopham, Diss

Set within in a SEMI-RURAL LOCATION with sweeping VIEWS ACROSS OPEN FIELDS, this charming 17th Century TWO/THREE BEDROOM DETACHED COTTAGE offers a rare opportunity to enjoy period living with modern comfort. This GRADE II LISTED home, boasting over 1040 SQFT of versatile accommodation, welcomes you through a characterful entrance porch to the rear into TWO SPACIOUS RECEPTION ROOMS (ideal for relaxing or entertaining), with fireplaces complemented by a SEPARATE KITCHEN with ample storage and workspace. There is also a ground floor bathroom. The flow of the property leads to TWO MAIN DOUBLE BEDROOMS, with a THIRD BEDROOM conveniently accessed from the second (perfect as a nursery, study, or dressing room). Original features can be found throughout with exposed timbers and fireplaces, creating a warm and inviting atmosphere throughout.



The property sits within a generous plot, offering privacy and plenty of room for family life with immaculate gardens to both front and rear. With DRIVEWAY PARKING for multiple vehicles, a DETACHED GARAGE for secure storage, and a SEPARATE SUMMER HOUSE, this home provides excellent flexibility for work, hobbies, or guests. Located within easy reach of both DISS and THETFORD, this cottage is perfectly positioned for access to local amenities, schools, and transport links while retaining a peaceful, rural feel.

Council Tax band: C

Tenure: Freehold

- Detached Period Grade II Listed Cottage
- Rural Location with Fields Views
- Over 1040 SQFT Internally
- Two Reception Rooms & Separate Kitchen
- Two Main Bedrooms & Third Bedroom Off The Second
- Generous Plot With Immaculate Gardens
- Driveway Parking For Multiple Cars, Detached Garage & Separate Summer House
- Excellent Access For Both Diss & Thetford



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 using the Thetford Road there is gated access onto the main driveway providing plenty of parking off road. This in turn leads to the detached garage with power and light. There is access from the driveway to the rear garden and there is a generous frontage mainly laid to lawn surrounded by well stocked borders with mature shrubs and plenty of colour. There is a main entrance door to the front as well as another entrance to the rear into the porch.

THE GRAND TOUR

Entering the house from the rear porch which has recently been re-built and is used as storage/wood store, this in turn leads to the two well proportioned reception rooms either side of the chimney stack with the sitting room benefitting from a large brick inglenook fireplace with wood burner set within. The other side is the dining room opening through to the fitted kitchen with a range of wall and base level units and worktops over. There is a door leading to the bathroom which comprises of bath with shower over, WC and hand wash basin.

Stairs from the sitting room rise to the first floor where there are three bedrooms in total with the third bedroom off the second bedroom. There is a plethora of period features throughout the cottage especially to the first floor.

FIND US

Postcode : IP22 2HW

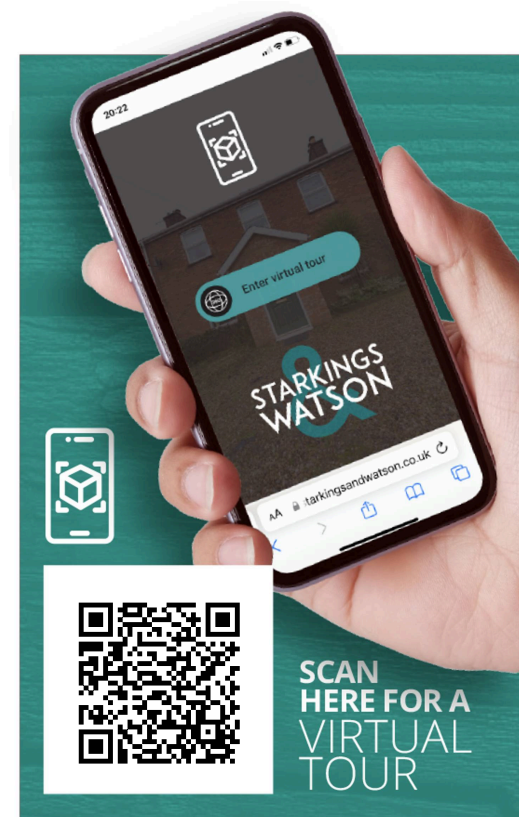
What3Words : ///mammal.backfired.jets

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is a newly installed sewerage treatment plant providing private drainage. The cottage is Grade II Listed.

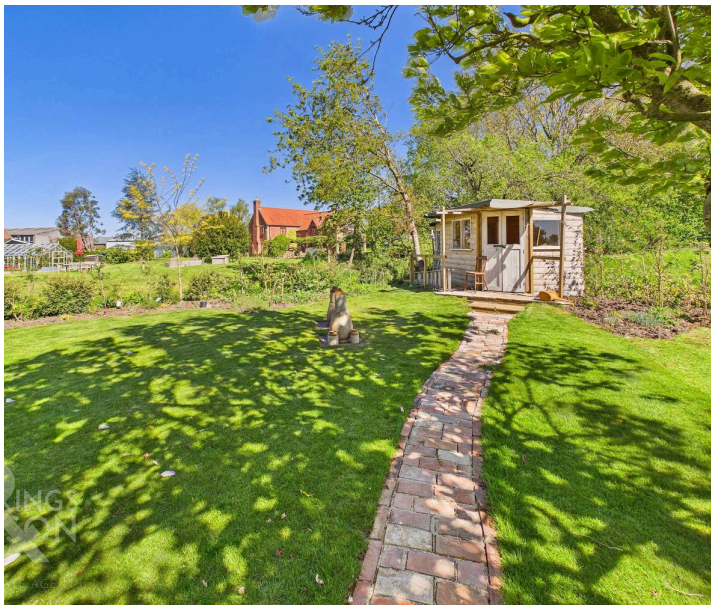


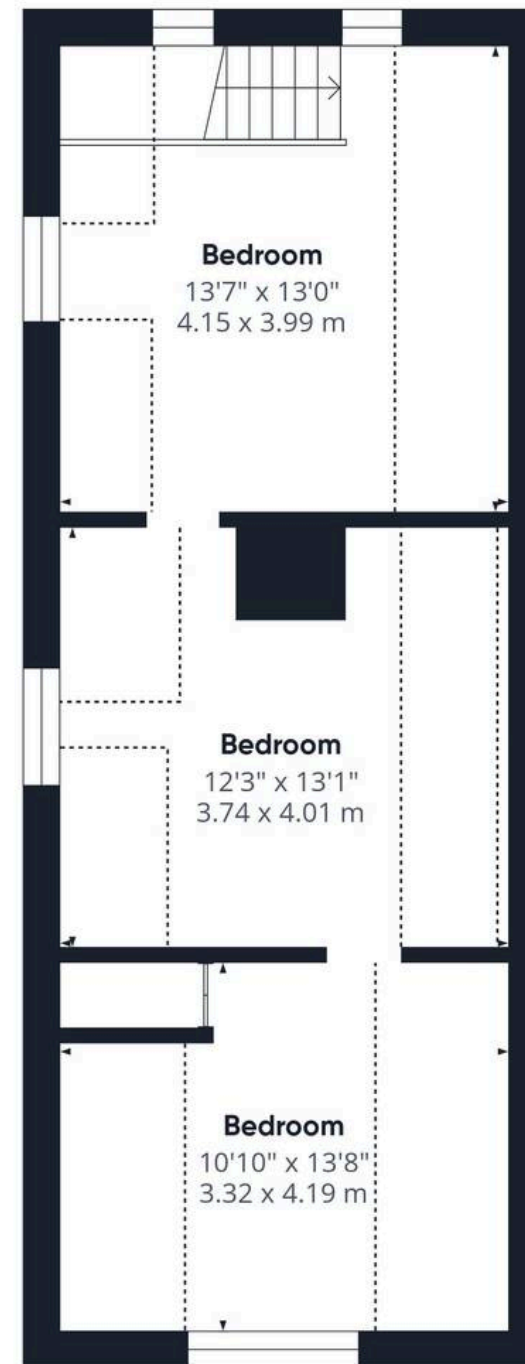
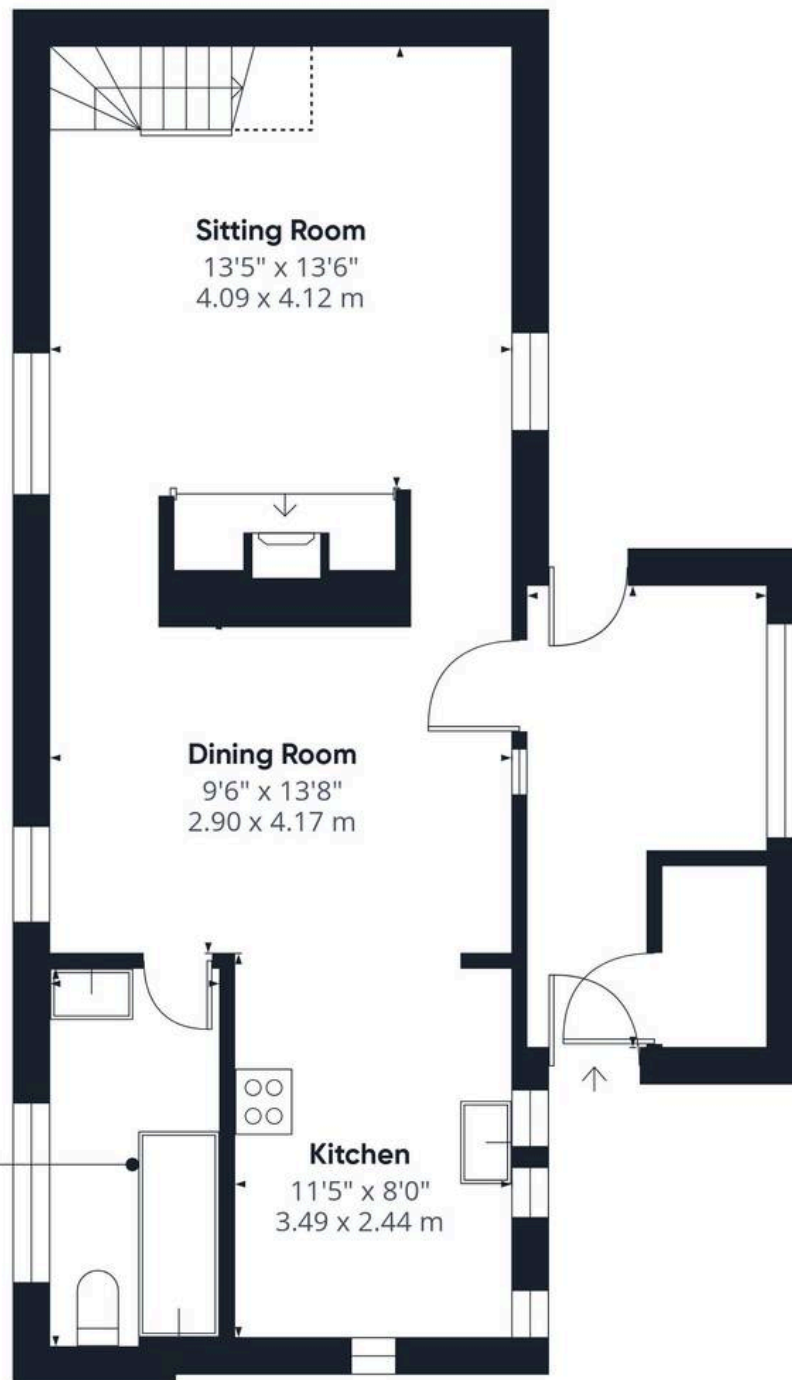




THE GREAT OUTDOORS

The rear gardens are mainly laid to lawn with a well and benefit from fabulous views of fields over the rear and side boundaries. There are well stocked borders and mature shrubs as well as in the back corner of the garden, a large timber shed/workshop that's been recently built.





Approximate total area⁽¹⁾

1048 ft²

97.3 m²

Reduced headroom

221 ft²

20.6 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





Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.