



Bressingham Lodge  
Bressingham | Diss | Norfolk | IP22 2AA



# A DISTINCTIVE COUNTRY RESIDENCE



Steeped in history and architectural distinction, this impressive, circa 1842, Grade II Listed former rectory offers a substantial and characterful country residence surrounded by approximately five acres of beautiful grounds, within three miles of commuter links and the amenities of Diss town. The generous proportions and layout are perfectly suited to both refined entertaining and family life, offer opportunity for further development, and the home is offered chain free for an easy transition.







# KEY FEATURES

- Handsome Grade II Listed Former Rectory
- Fabulous Architectural Features
- Steeped in History
- Around Five Acres of Beautiful Grounds
- Magnificent Drawing Room
- Wonderful Sitting Room
- Three Further Reception Rooms
- Five Generous Bedroom
- Three Bathrooms/Shower Rooms
- No Onward Chain

With oodles of architectural elegance and period features this Grade II listed home showcases the charm and grandeur expected of its heritage with soaring ceilings and generous dimensions. Whether enjoying traditional family life, hosting in the formal dining room, presenting full-blown celebrations with marquees on the lawns, or enjoying a quiet moment with a book in the fresh country air, the home and grounds offer rare seclusion without isolation – a retreat that feels worlds away yet remains effortlessly connected to modern life.

## Step Inside

At the heart of the home lies a magnificent drawing room, with beautiful panelling, a handsome cast iron fireplace wood burner and plenty of storage with full height fitted cabinets either side. Sash windows fill the space with light and French doors take you to the west aspect of the garden – a wonderful room on a summer evening. A further sitting room creating a warm and inviting retreat, is perfect for teenagers to disappear to for gaming or perhaps a quieter space with no TV would suit some. The well-appointed kitchen, with practical, attractive York stone floor, is designed for both everyday living and entertaining, featuring a four oven Aga, set in a traditional red brick housing and central island come breakfast bar for informal dining. Just off the kitchen is the utility room with a further electric oven, really handy when feeding a crowd. A separate formal dining room provides a welcoming and characterful setting for family meals and larger gatherings, perfectly in keeping with the home's period charm and boasts a fireplace with wood burner too – imagine chilly winter evenings, home-made soup, and a fire to warm your toes. In addition, there are two further reception rooms currently used as a study for home working and a games room, with ground floor cloakroom next to it. This home lends itself to repurposing of space according to growing needs and offers flexibility for multi-generational use with ground floor bedroom accommodation if needed.







# KEY FEATURES

## Ancient And Modern

The current owners have retained the fabulous architectural features, such as striking Gothic Revival details including ornate crenulations, fenestration, and diaper work under steeply pitched roofs. The drama doesn't stop at the front porch - inside, the Victorian home flaunts tall ceilings, a sweeping staircase, carved balusters, ceiling medallions, and theatrical lighting, with features updated to create the characterful atmosphere with a clever modern twist. Within this historic home there is opportunity for further development with planning permission in place to remove the games room and add an open plan kitchen orangery extending along the rear of the home, offering light and space to gather everyone together, whether cooking, dining, or lounging and opening out to the south facing terrace, perfect for sipping your sundowner. If a lifestyle business is your dream, the outbuildings off the utility room could become sauna rooms, with a hot tub placed discreetly in the centre of the internal courtyard. Further outbuildings have planning permission for development into a cottage and studios, so the possibilities are endless here.

## Exploring Upstairs

An impressive staircase leads to the first floor, with a beautiful stained glass window offering light all the way. The four bedrooms on this floor all offer attractive outlooks across the surrounding grounds. The expansive principal bedroom provides built in wardrobe space along with a substantial, elegant ensuite with deep freestanding bath perfect for a luxuriously long soak plus a large corner shower. This bathroom has Jack & Jill doors so can also be accessed via the landing. Bedroom two offers an ensuite, with tasteful décor, his and her basins and an air of sophistication. Two further bedrooms are served by a family shower room making the first-floor accommodation flexible for family living, guests, or multi-generational use, with privacy afforded for all. A door from the rear landing leads to a staircase rising to the second floor. Here is a teenager's dream, a large bedroom perfect for work, rest and play with space for study, for having friends over and with potential for an ensuite if desired, subject to planning of course. This room would also make a great nurse suite for families with young children wanting peace set away from the other sleeping accommodation.







# KEY FEATURES

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## Step Outside

The home is accessed from a treelined driveway to the side of the house with ample gravelled parking for guests. Set within 5 acres, the estate unfolds in a tapestry of mature trees, seasonal blooms, and lawns that stretch away evoking both tranquillity and a sense of true escape, where nature sets the rhythm of the day and every view is different. An elegant outdoor seating terrace, just outside the drawing room, invites leisurely al fresco dining, unhurried morning coffees, and golden-hour aperitifs accompanied only by birdsong and the soft rustle of leaves. A further almost enclosed internal courtyard is an ideal place for escaping the sun and enjoying the coolness of shade. The private garden bar, set within the orchard, with underfloor heating and fire pit, creates a sophisticated yet intimate setting for entertaining — a destination in itself for all year-round soirées or relaxed evenings beneath the stars and the current owners have made amazing memories here with family and friends. The grounds are perfect for children to explore, whether making dens in the woodland or having fun on play equipment and offer space for a football pitch, tennis court, or swimming pool. The current owners have thoughtfully introduced apple, pear, and cherry trees to the grounds, creating a charming orchard. For those with a passion for gardening, the estate presents wonderful potential to cultivate your own produce, whether expanding the existing orchard or creating a kitchen garden, where sustainability and self-sufficiency complement the sense of privacy and escape.

## On The Doorstep

Bressingham village offers a local shop, post office, veterinary surgery, and church, along with the popular attraction - Bressingham Gardens and Steam Museum. The village hall hosts a variety of events and activities that bring residents together and contribute to the strong community spirit. The village has a well-regarded primary school with further schooling available in Diss. A pretty 1.5-mile walk takes you to Lopham Fen nature reserve, wonderful area for dog walking.









































































# INFORMATION

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## How Far Is It To...

Bressingham provides easy access to the A1066 and nearby A140, linking the village to Norwich, Thetford and the A11 to London. A short drive away, the bustling market town of Diss offers a train station with regular rail services to Norwich and London Liverpool Street, making the village a viable option for both city commuters and those seeking the balance of rural life with connectivity. Diss also offers GP surgeries, chemist, dental practices, and vets along with a variety of eateries and cultural options, ensuring easy access to practical day-to-day amenities.

## Directions

Proceed from the market town of Diss along the A1066 passing through Roydon. On entering the village of Bressingham the property will be found on the left-hand side set back from the road just past the Bressingham garden centre and steam museum.

## 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 [///input.bookings.reporting](https://input.bookings.reporting)

## Services, District Council and Tenure

Oil Central Heating

Mains Electricity & Water

Drainage - Private Drainage

Broadband Available – please check [www.openreach.com/fibre-checker](https://www.openreach.com/fibre-checker).

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

South Norfolk District Council – Band G – Freehold

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## OUTBUILDINGS FLOOR AREA (approx.)

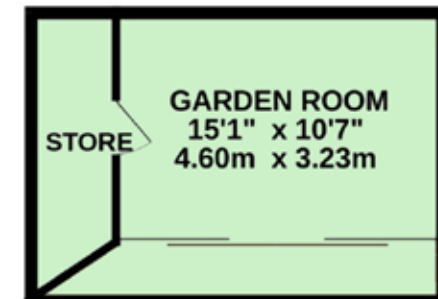
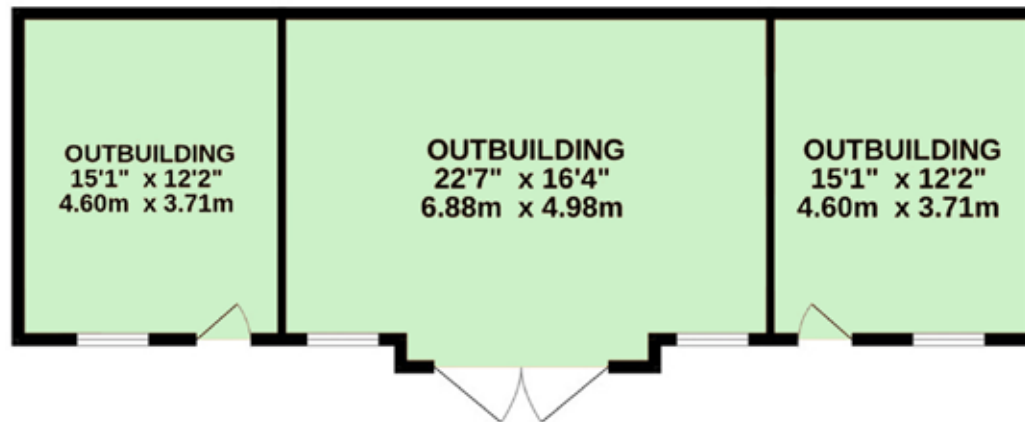
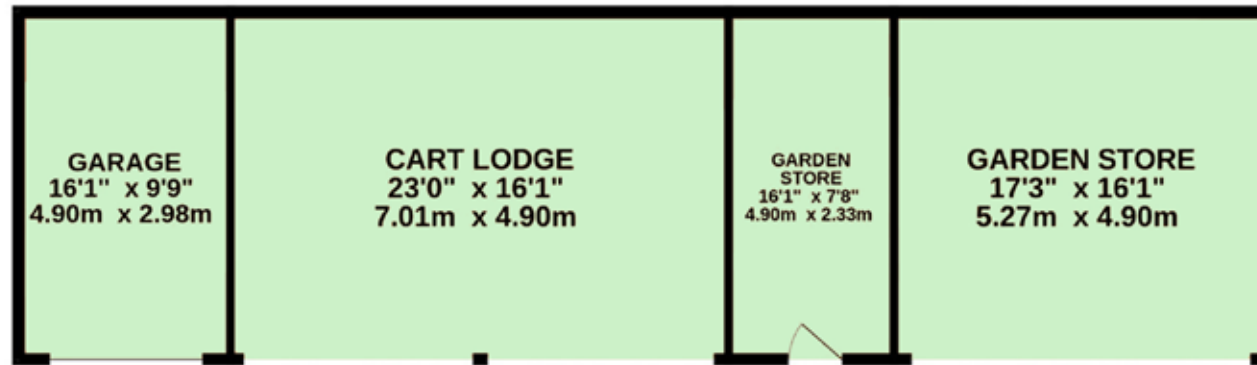
Garage/Outbuildings: 2143 sq.ft (199.1 x sq.m)

Area includes the Sheds and Boiler Room on Plan A.

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.

Plan B.



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.







# FINE & COUNTRY

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Fine & Country Regional Office  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

