



Thetford Road, South Lopham - IP22 2HW

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Thetford Road

South Lopham, Diss

This OUTSTANDING DETACHED FAMILY HOME presents a rare opportunity to acquire a remarkably VERSATILE PROPERTY with a SELF CONTAINED SEPARATE ANNEXE and a range of ADJOINING BARNs, all set within a RURAL PLOT of approximately 1.9 ACRES (stms). The MAIN HOUSE offers almost 1500 SQFT (stms) of beautifully presented accommodation, beginning with a welcoming ENTRANCE HALLWAY that leads into THREE GENEROUS RECEPTION ROOMS, perfect for both formal entertaining and relaxed family living. A DEDICATED STUDY provides an ideal space for home working, while the WELL-EQUIPPED KITCHEN and handy UTILITY ROOM ensure daily life is both practical and stylish. Upstairs, FOUR AMPLE BEDROOMS offer comfortable retreats, complemented by a MODERN FAMILY BATHROOM. The SEPARATE ANNEXE is finished to a high standard throughout having been recently renovated, featuring a spacious RECEPTION ROOM, a bright GARDEN ROOM (ideal for enjoying views of the grounds), a CONTEMPORARY KITCHEN, and a DOUBLE BEDROOM with roll top bath and adjacent NEWLY RE-FITTED SHOWER ROOM. This is the perfect space for guests, multi-generational living, or rental opportunities (stp).



The property's UN-CONVERTED BARNs present a PLETHORA OF POSSIBLE USES (subject to the necessary consents), offering MASSIVE POTENTIAL for further development, studio space, or additional accommodation. Well located for access to DISS, BURY ST EDMUNDS, and THETFORD, this substantial home combines rural tranquillity with excellent transport links. Externally, the grounds truly set this property apart, with sweeping lawns, mature trees, and a variety of established planting and a large pond that create a sense of PRIVACY and SECLUSION. The extensive plot offers AMPLE SPACE for outdoor entertaining, family activities, or the creation of formal gardens, vegetable plots, or even a smallholding (subject to individual requirements). The ANNEXE enjoys its own private garden area, perfect for guests or independent living, while the BARNs and OUTBUILDINGS offer not only practical storage but also exciting scope for conversion into workshops, studios, or further accommodation. A generous driveway provides PLENTIFUL PARKING for multiple vehicles.

- Detached Family Home, Separate Annexe & Adjoining Barns Spanning Almost 4000 SQFT (stms)
- Main House With Almost 1500 SQFT Of Accommodation (stms)
- Three Receptions, Study, Kitchen & Utility
- Four Ample Bedrooms & Family Bathroom
- Beautifully Finished Annexe With Bedroom, Reception, Garden Room & Kitchen
- Massive Potential With Plethora Of Un-Converted Barns With A Range Of Possible Uses
- Rural Plot Extending To Approximately 1.9 Acres (stms)
- Well Located For Access To Diss, Bury & 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 via the Thetford Road, There is gated access to the private driveway which provides plenty of parking for multiple vehicles off road. The driveway leads to the left towards the self contained annexe, straight ahead to the substantial unconverted barns and to the right (via a gate) to the main residence.

#### THE GRAND TOUR

**The Main House** - Entering the house via the main entrance door there is a welcoming hallway with wood flooring and stairs ahead to the first floor landing. To the left is a purpose study room with the sitting room adjacent. The sitting room has newly installed double doors onto the rear garden as well as a fireplace housing a woodburner. There is a door to the kitchen from the hallway as well as a door to the dining room. The dining room also provides access onto the rear garden via newly installed double doors as well as another fireplace and double fitted storage. Semi-open plan to the dining room is the kitchen offering a range of wall and base level storage with wood effect worktops over. The kitchen leads to the inner hallway with a door to the utility and a door to the third reception room ideally suited to a garden room or second home office space with a lovely view over the gardens as well as newly installed double doors leading out. The utility provides further storage as well as space for white goods and the oil fired boiler. There is a door to the front as well as a door to the ground floor w/c also.

Heading up to the first floor landing you will find four ample bedrooms, two located to the front and two to the rear with the master benefitting from excellent fitted storage. There is also a family bathroom off the landing benefitting from a large bath with shower over, w/c and hand wash basin.

**The Annexe** - Having been recently renovated and refreshed, the self contained annexe is an excellent space to be used either as an annexe for family members or a holiday rental (stp). Entering via the main entrance door from the driveway there is a spacious hallway leading to the large double bedroom and bathroom adjacent. The bathroom has been beautifully finished and is fully tiled with a double walk in rainfall shower with remote activation, hand wash basin and w/c. The main reception space also found off the hallway is very spacious and could easily accommodate another bedroom if required. High ceilings can be found with double doors into the garden room off with further access to the garden. There is also a door to the kitchen which has also undergone a re-fresh and now offers a range of base level units with rolled edge worktops over as well as integrated electric oven and hob as well as space for further white goods.

#### FIND US

Postcode : IP22 2HW

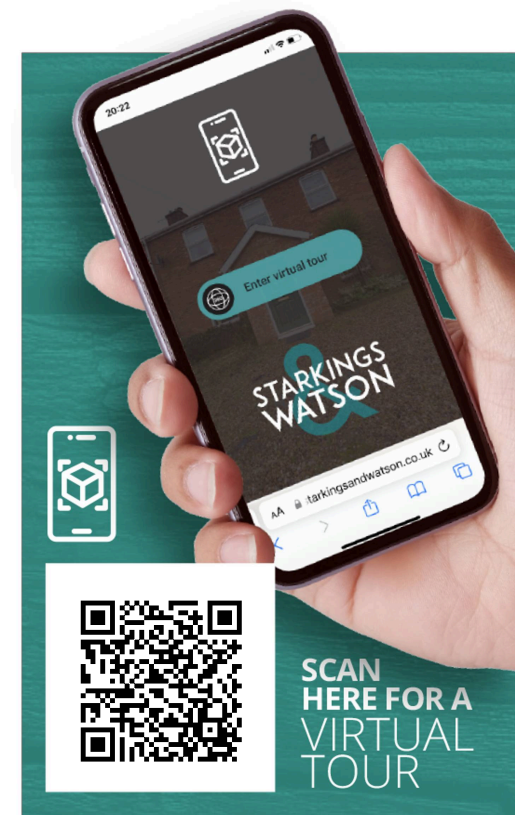
What3Words : ///schools.duty.prowling

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised that drainage is private via a septic tank.







## THE GREAT OUTDOORS

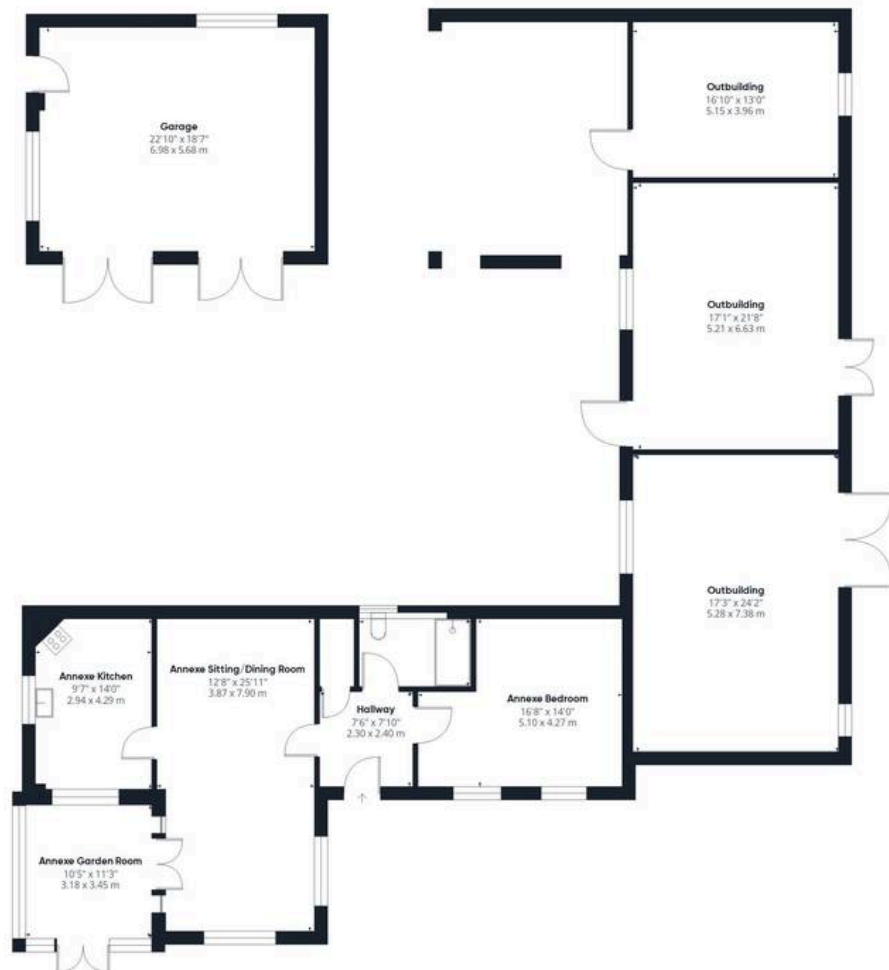
The grounds extend to around 1.9 acres in total (stms) and wrap around the property. The house itself benefits from lawns to the front as well as extensive lawns, mature trees and shrubs, planting borders and a large pond to the rear. There is also an attractive terrace area with covered pergola to the rear overlooking the gardens. The annexe to the other side offers its own private grounds with are mainly laid to lawn with further mature planting, trees and shrubs. Centrally there is a hard standing courtyard area with access to the double sized garage as well as dog kennels with the potential to be converted into stables.

Council Tax band: D

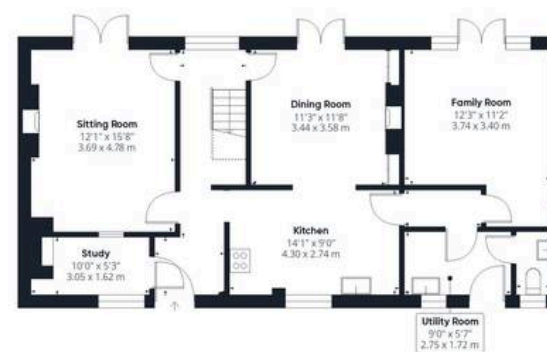
Tenure: Freehold

EPC Energy Efficiency Rating: E





Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

3843 ft<sup>2</sup>  
356.9 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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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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.