



Springfield House  
The Green, North Lopham | Diss | Norfolk | IP22 2NF

# PASTURE PERFECT



A superb equestrian property in North Lopham, offering around 3.2 acres of land (stms), stables, paddocks and a full-size arena. This modern three-bedroom detached home, built in 2008, enjoys far-reaching farmland views, a double garage and a generous garden, alongside excellent transport connections. Diss is just five miles away and London can be reached in under 90 minutes by train, making this a property that combines the best of rural living with practical accessibility.







# KEY FEATURES

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- Superb Equestrian Property
- Around 3.2 Acres (stms)
- Stables, Field Shelters, Post and Rail Paddocks and Full-Sized Arena With Mirrors
- Magnificent Farmland Views
- Three Bedroom Detached Modern House
- Family Bathroom And En Suite
- Sitting Room and Dining Room
- Double Garage and Off-Road Parking
- Highly Recommended

Built in 2008, this modern three-bedroom home provides the perfect combination of comfortable family living and exceptional equestrian facilities. The interior is bright, thoughtfully designed, and well-proportioned, ensuring practical, everyday functionality while remaining warm and inviting. Beyond the home itself, approximately 3.2 acres of paddocks, stables and a full-size arena cater to equestrian needs, whether for leisure riding, dressage, or schooling. The property seamlessly blends a lifestyle centred on horses with the comforts of modern family life, making it suitable for anyone seeking a rural retreat without compromising convenience or style.

## Step Inside

From the moment you step inside, this three-bedroom detached home feels bright and welcoming. The generous sitting room is a place to relax and unwind, whether enjoying a quiet evening by the woodburner or hosting family and friends. French doors open to the garden and paddocks beyond, perfectly framing daily views of your horses grazing contentedly just beyond the glass. This seamless connection with the outdoors not only brings the countryside into your everyday life but also provides direct access to your land.

Positioned just off the sitting room, the dining room provides a flexible space, perfectly suited to relaxed family suppers or more formal entertaining. Should a separate dining room not fit your family's lifestyle, it could easily be transformed into a study, a playroom, or a creative hobby space, offering adaptability for ever-changing family needs. The kitchen/dining room is both practical and intuitive, designed to facilitate smooth, everyday living. There is ample space to accommodate the bustle of daily family life or the steady rhythm of rural routines, with the added bonus of lovely views over the garden and paddocks beyond. An adjoining utility room ensures the practicalities of daily life are efficiently handled.







# KEY FEATURES

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## Explore Upstairs

The first floor is arranged around three well-proportioned bedrooms. The principal bedroom provides a peaceful retreat, complete with its own en-suite shower room and views across open farmland to the rear. The two additional bedrooms are equally versatile, ideal as children's rooms, guest accommodation, or home offices, with the rear room also benefitting from far-reaching rural vistas. Light-filled and thoughtfully designed, these bedrooms offer flexibility to adapt with the needs of family life. A family bathroom completes the first-floor accommodation.

## Step Outside

Tucked away along a quiet village lane and set back within its plot, this attractive property enjoys a peaceful and private setting. There is ample off-road parking to the front, alongside a double garage providing excellent storage. To the rear, the garden is neatly laid to lawn, fully stock-fenced and dog-proofed, creating a secure and safe outside space. The garden flows naturally into the paddocks beyond, ensuring seamless integration of the home with the surrounding land.

## The Mane Attraction

The property is exceptionally well-equipped for equestrian living. A full-size sand, fibre, and rubber arena with mirrors provides an outstanding space for dressage, schooling, or everyday exercise. In the main yard, four stables and a tack room are thoughtfully designed with integrated lighting, and the tack room itself benefits from a fitted sink for added convenience. Outside taps and electric points further support the smooth running of daily routines. The yard is enhanced by well-positioned spotlights, controllable directly from the house, ensuring visibility and practicality for evening yard work and after-dark routines. The grazing land is divided into three paddocks, including a smaller pony paddock, offering flexible grazing options. Two field shelters provide additional sanctuary and secure electric fencing ensures safety and peace of mind for both animals and owners. For those who enjoy hacking out, the property benefits from excellent access to a network of scenic bridleways, with the beautiful Breckland's Woodlands just four miles away, offering miles of varied terrain for riding and exploring the area.



























































# INFORMATION



## On The Doorstep...

North Lopham is a traditional Norfolk village, celebrated for its welcoming community and enduring character. Its quiet lanes, historic architecture and timeless charm create a truly peaceful setting, while essential amenities can be found just five miles away in Diss. At the heart of the village is the much-loved, thatched King's Head, which serves as a lively social hub with regular events ranging from pool nights and quizzes to live music, all helping to nurture a strong community spirit. The surrounding countryside adds to the appeal, with an extensive network of bridleways and there are miles of off road woodland riding within hacking distance and several competition centres within easy driving distance for show jumping, dressage etc. There are also walking routes and cycling paths, ensuring the landscape beyond the doorstep is every bit as much a part of daily life as the home itself.

## How Far Is It To...

Despite its rural location, the property is exceptionally well-connected. Diss is just five miles away, offering everyday amenities, shopping, and services, as well as a direct train to London Liverpool Street in under 90 minutes. Norwich lies approximately 25 miles to the north, a vibrant cathedral city with extensive cultural, retail, and leisure opportunities. To the south-west, Bury St Edmunds is around 20 miles distant, with historic streets, independent shops, and a rich choice of dining and entertainment. Road travel is equally convenient, with the A11 within easy reach, linking the property to Cambridge, London and destinations further afield. This blend of rural tranquillity and accessibility makes it an ideal choice for those seeking countryside living without compromising on connections.

## Directions

Proceed from the market town of Diss along the A1066 in a westerly direction. Follow the road through Shelfanger and Bressingham. On entering South Lopham take a right hand turn just after the White Horse public house - signposted North Lopham. Continue in the village past the village pub. The property will be located on the right-hand side set well back from the road.

## 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 `///snowy.comforted.electric`

## Services, District Council and Tenure

Oil Central Heating - Mains Electricity and Water - Private Drainage - Water Treatment Plant  
Breckland District Council; Council Tax Band D  
Tenure - Freehold

Broadband Connection - Current Provider is Plusnet Av Speed 50mbps - please check <https://www.openreach.com/fibre-checker> for your chosen provider.

Mobile Phone Reception See Link to check your provider View mobile availability - Ofcom Checker

**Agents Note:** Access to the paddocks is down the side of the property & is shared at the beginning of the access way. This property owns the driveway - the neighbours have an easement allowing them access.









# 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)