

Blo Norton Road, South Lopham, Diss IP22 2HT

Guide Price

£340,000 - £375,000

Whittley
Parish

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Guide Price £340,000 - £375,000
- No onward chain
- Private courtyard garden
- Off-road parking
- Two reception rooms
- Outbuilding with electric, perfect for home office
- Period features throughout
- Three good sized bedrooms
- EPC Rating E
- Council Tax Band D

The traditional and highly regarded village of South Lopham is situated approximately five miles to the west of Diss, conveniently located along the A1066. Renowned for its attractive setting and strong sense of community, the village has long been a popular choice for buyers seeking a blend of rural charm and accessibility. South Lopham is characterised by a delightful mix of period and individual homes and benefits from a local public house, while being closely connected to the neighbouring village of North Lopham, which offers a wider range of amenities and facilities. The historic market town of Diss lies within easy reach, providing an extensive and diverse selection of day-to-day amenities, including supermarkets, independent shops, schooling, and leisure facilities, together with a mainline railway station offering regular and direct services to London Liverpool Street and Norwich.

This charming detached Victorian residence is believed to date back to the mid-1800s and forms part of the village's rich history, having originally been associated with the former local school and understood to have served as the Headmaster's house. The adjacent property was once the village school itself, adding further character and historical interest to the setting.

The property retains a wealth of period features throughout, sympathetically combined with practical modern touches. The well-proportioned accommodation offers a versatile layout, particularly across the ground floor, while the impressive ceiling heights further enhance the sense of space and light throughout the home. Constructed in traditional style, the house displays attractive mellow red brick elevations beneath a pitched peg tile roof and benefits from sealed unit uPVC double glazed windows, complemented by oil-fired central heating via radiators.













The ground floor accommodation comprises an inviting entrance hall giving access to a spacious dining room, which provides access to the kitchen as well as the courtyard garden via French doors, along with a conveniently positioned cloakroom/WC. The main reception room is a particularly appealing feature of the home, boasting a large front-facing bay window that floods the room with natural light, together with a log-burning stove creating a warm and cosy focal point.

Upstairs, the first floor offers three well-proportioned bedrooms, the principal of which benefits from built-in storage. The accommodation is completed by a family bathroom fitted with a WC, wash basin, and a large shower.

Externally, the property enjoys a good-sized courtyard garden, which is believed to have once served as the school playground, adding a charming historical connection. The outdoor space provides a low-maintenance yet versatile area ideal for relaxation or al fresco dining. In addition, there is a useful outbuilding fitted with power, offering excellent potential for a variety of uses such as a home office, studio, gym, or summer house. To the front of the property, a driveway provides off-road parking.

ENTRANCE HALL:

RECEPTION ROOM: - 3.71m x 3.66m (12'2" x 12'0")

DINING ROOM: - 3.20m x 5.82m (10'6" x 19'1")

WC: - 0.84m x 1.57m (2'9" x 5'2")

KITCHEN: - 3.66m x 3.15m (12'0" x 10'4")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 3.10m x 3.68m (10'2" x 12'1")

BEDROOM: - 2.41m x 3.25m (7'11" x 10'8")

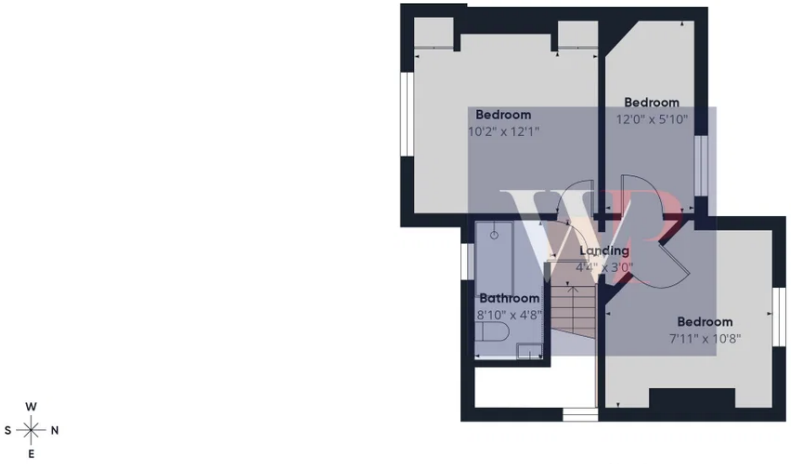
BEDROOM: - 3.66m x 1.78m (12'0" x 5'10")

BATHROOM: - 2.69m x 1.42m (8'10" x 4'8")

SERVICES:
Drainage - private (shared septic tank)
Heating - oil
EPC Rating E
Council Tax Band D
Tenure - freehold



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

1010 ft²

(1) Excluding balconies and terraces

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

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Viewing Arrangements

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