



The Street

North Lopham

Offers in Excess of £750,000

LACY SCOTT
& KNIGHT

est. 1869

The Linen House

The Street | North Lopham | Diss | IP22 2LU

Diss 6 miles, Thetford 12 miles, Norwich 26 miles

A unique converted building offering a modern spacious home, excellent equestrian facilities, stables, menage, paddocks and an old outbuilding with potential for further development. A characterful village home with all that it offers set on approx. 6 acres.

Entrance Hall | Reception Room | Sitting Room | Kitchen/Dining Room | Utility Room | Ground Floor Shower Room | 3 Double Bedrooms | First Floor Bathroom | Galleried Landing | Stables | Outbuilding with lapsed planning permission | Barn | Kennels | Fenced Paddocks & Menage

The Linen House

This wonderful property is tucked away in a private setting within the village of North Lopham. It sits behind the main street down a gravel driveway and on arrival greets you with a characterful barn conversion as the main house, paved walled courtyard, parking area and gardens. There are numerous outbuildings and land extending to approx 2.58 ha/ 6.37 acres. Here is a wonderful opportunity for anyone looking for an established equestrian property, or with this much space and land around you, may be suited to a number of other uses.

The Linen House itself has been thoughtfully converted from a former working building into a comfortable modern home with good-sized rooms and a practical layout. The central hallway and landing with vaulted ceiling provides a spacious and welcoming entry to the home. In the hallway is a handsome solid oak carpeted staircase and double doors into each of the two reception rooms. These are both a similar size, providing ample space, the sitting room enjoying a feature exposed brick



fireplace and chimney with woodburner fitted, timber floors, exposed structural timbers, and triple aspect windows. Recessed lighting and smooth plaster finishes add a more contemporary touch, whilst the massive structural timbers are exposed adding character. The second large reception room with windows to front and rear again with timber flooring and recessed plus picture lighting currently is used as a Study. A door leads into the inner lobby, to a ground floor shower room, then to a well fitted utility room, and into the spacious family dining room/kitchen. This large and well-appointed room, has two velux windows a window to the rear, and two sets of French doors leading to the paved courtyard at the front. The kitchen

provides ample space, a Belling range cooker, a large fridge-freezer, dishwasher and good range of cupboard and bench preparation space. There is practical terracotta pavement flooring and plenty of room for a large family dining table and freestanding furniture.

Upstairs the rooms all enjoy vaulted ceilings, with the volume of the original barn space really expressed. The central landing is both bright and impressive, has full width window to the front and a velux window. The solid oak balustrade is a lovely feature. The family bathroom to the rear has an airing cupboard containing pressurised hot water cylinder and is well fitted with

a corner shower enclosure, freestanding style bath, WC, basin and has a tiled floor and velux window above. There are three good sized bedrooms upstairs each again enjoying the vaulted ceilings with exposed original timbers, windows mainly to the front and sides and velux roof windows to the rear elevation.

Outside

The property is approached from a shared gravel driveway running past the neighbouring properties. Entering via a 5-bar gate into the initial house yard with block paved courtyard where there is space for parking for several vehicles and an attractive lawned front garden. A further farm gate takes you into the stables yard with an old clay lump stable/barn with lapsed planning permission for potential conversion. There are 2 block built buildings containing

5 stables and store/tack room and outside WC. Behind the old clay-lump barn building is a chicken shed. Behind the main stable block is a large portal framed metal agricultural open barn providing excellent storage, with solar panels on the roof. Beside this barn is a large greenhouse and further 4 x dog kennel enclosures. The land continues with well-defined and fenced paddock areas, a menage, plus direct access via 5 bar gate out to a neighbouring bridleway, providing an excellent opportunity for further riding adventures beyond the paddocks.

Location

North Lopham is a small village, with a Church, Post Office and Primary School. Further facilities can be found close by in Diss.

Property Information

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: Breckland District Council. Council Tax Band E.

Tenure: Freehold.

Broadband: Fibre to village and copper to house. Predicted highest download speed - Ultrafast 2000 Mbps and predicted highest upload speed – Ultrafast 2000 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Good/variable outdoor and variable indoor. (Information taken from Ofcom website).

Directions

What3words:///fully.recruited.samplers









Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

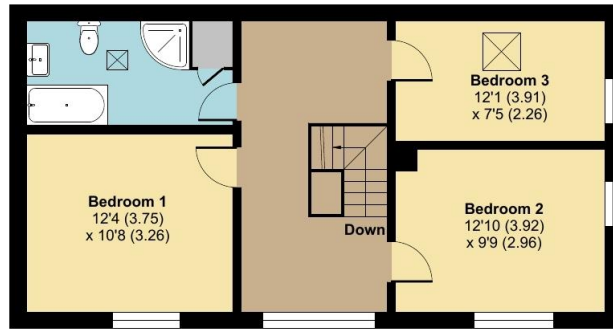
- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £33.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Coadjute, and is non-refundable. Lacy Scott & Knight do not receive any commission for this payment/service.

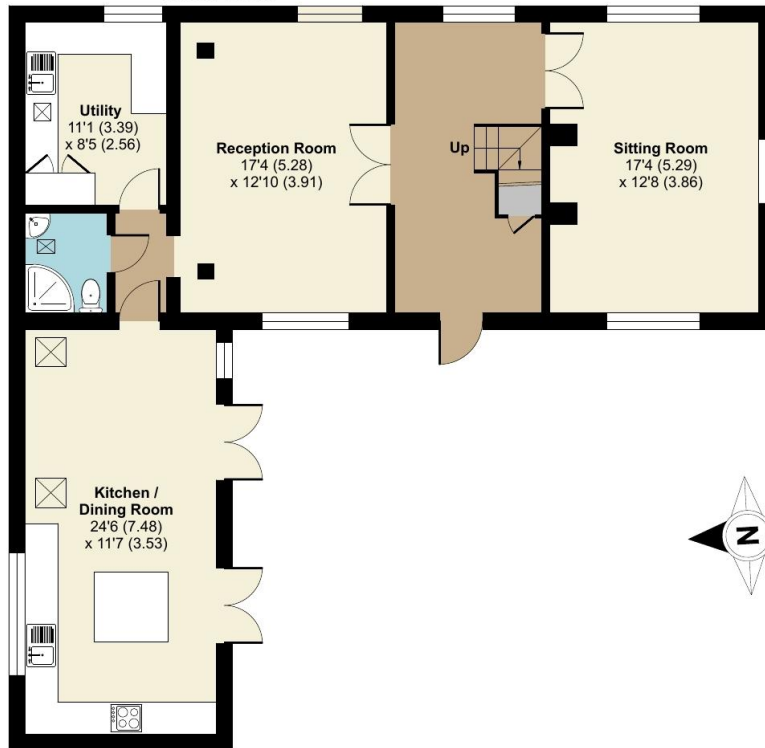
The Street, North Lopham, Diss, IP22

Approximate Area = 1698 sq ft / 157.7 sq m

For identification only - Not to scale



FIRST FLOOR

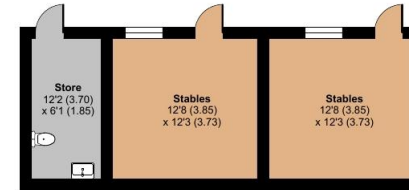


GROUND FLOOR

The Street, North Lopham, Diss, IP22

Outbuildings = 4097 sq ft / 179.3 sq m

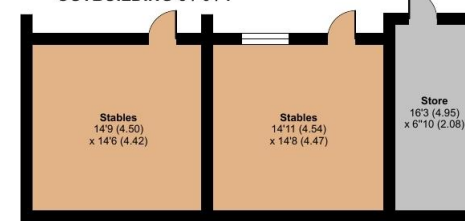
For identification only - Not to scale



OUTBUILDING 8 / 9 / 10

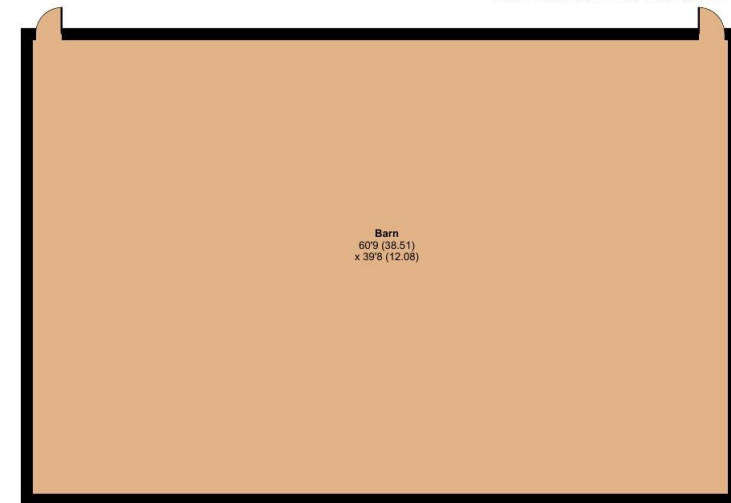


OUTBUILDING 5 / 6 / 7



OUTBUILDING 2 / 3 / 4

OUTBUILDING 11 / 12 / 13 / 14



OUTBUILDING 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN