



The Mustard Pot Harling Road, North Lopham

Offers in Region of £475,000

The Mustard Pot Harling Road

North Lopham, Diss

Experience rural country living at its finest, within this part thatched cottage on the edge of North Lopham village. Set on $\frac{1}{4}$ of an acre plot (stms), this home presents spacious and comfortable living accommodation, whilst retaining the cottages original character features including exposed beams and a large inglenook fireplace. Highlighting a farmhouse-style kitchen, an inviting sitting room, a sunlit conservatory, three bedrooms, a private en-suite and a bathroom. Externally, you will find a well-established garden, a garage/workshop and a driveway for off-road parking. Acquire this home to experience a serene lifestyle within a beautiful setting.

Location

North Lopham is a charming rural village nestled in the heart of Norfolk. Surrounded by beautiful countryside and farmland, it offers a peaceful setting while remaining conveniently located for access to nearby towns. The village lies approximately 6 miles west of Diss, which provides a mainline railway station with direct links to London Liverpool Street. North Lopham retains a strong sense of community, featuring a local pub, primary school, and historic church, all set within a picturesque landscape ideal for walking and outdoor pursuits. Its proximity to both the Norfolk and Suffolk borders makes it a desirable location for those seeking a balance between tranquil country living and practical connectivity.





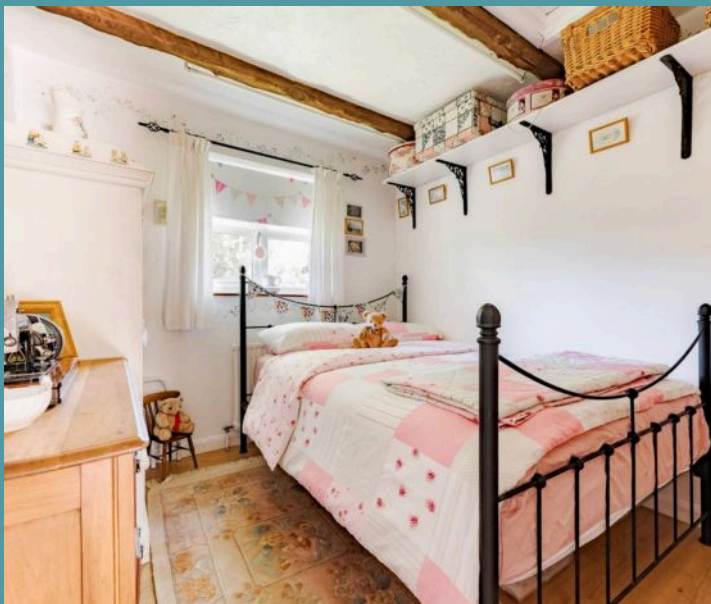
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Welcome inside The Mustard Pot, where you are immediately greeted by the original character features that define this cottage. Exposed beams traverse the ceilings, while a grand inglenook fireplace takes centre stage, exuding warmth and timeless appeal.

The farmhouse-style kitchen beckons with its triple aspect windows that flood the space with natural light, showcasing a range of wall and base units that perfectly marry functionality with style. A unique feature of the kitchen is the Range cooker set within a charming brick surround. There is plenty of space for a breakfast table, to socialise with loved ones or enjoy your morning coffee.

The spacious sitting room invites relaxation and entertaining, where you will find the inglenook fireplace housing an inset oil fired stove that provides a warm ambience during the colder months. The presence of a sunlit conservatory, extends the reception space and allows you to enjoy the beauty of the outdoors from the comfort of your own home.





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The cottage comprises three bedrooms that vary in size, each designed to offer the utmost comfort and privacy. The master bedroom flaunts the luxury of a private en-suite, with a four piece suite, adding a touch of exclusivity to every-day living. A well-appointed bathroom completes the accommodation, showcasing a three piece suite.

Set on ¼ of an acre (stms), the well-established grounds are beautifully maintained and enclosed to ensure privacy and seclusion. The possibilities for outdoor activities and enjoyment are endless, whether you like to garden, host summer bbqs or simply relax in the sunshine, it is perfect for all. Complete with a summerhouse and a garage/workshop for storage options. A shingle driveway provides ample off-road parking for multiple vehicles.



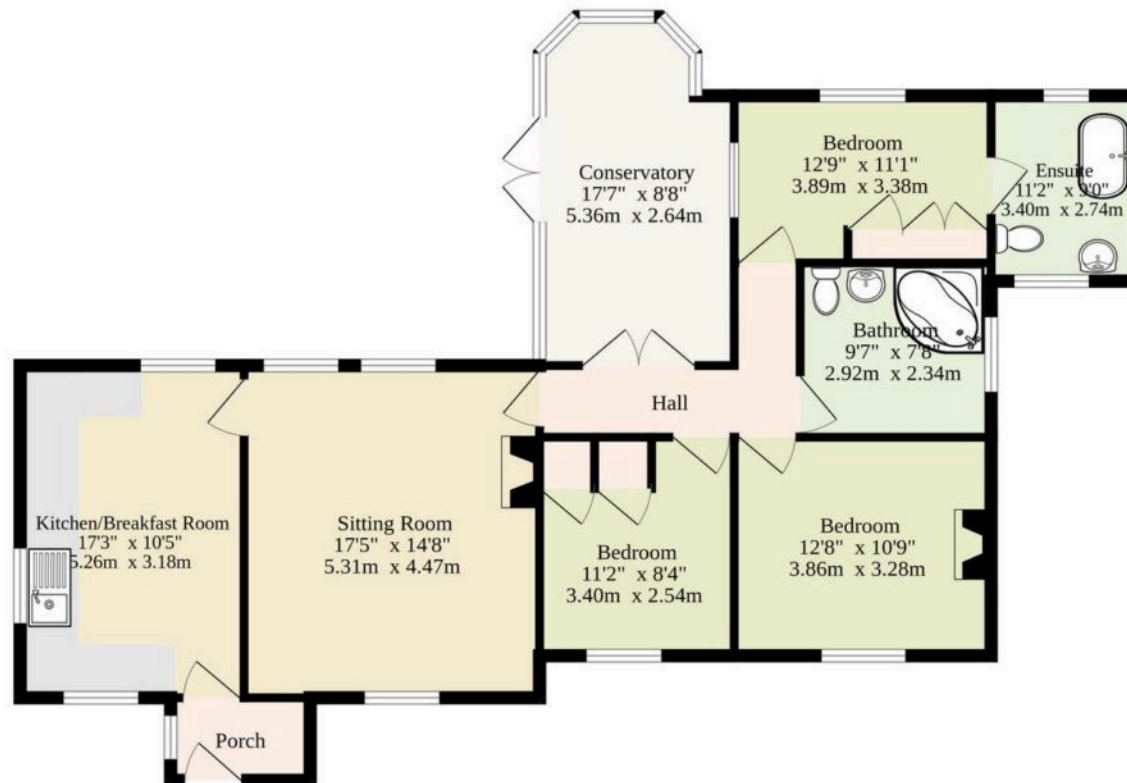
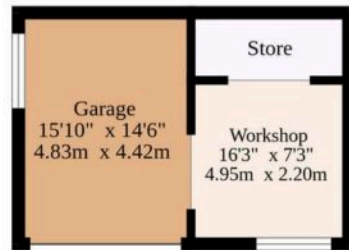


The Mustard Pot Harling Road

North Lopham, Diss

- Part thatched cottage set on 1/4 of an acre plot (stms) in the quaint Norfolk village of North Lopham
- Retains the cottages original character features including exposed beams and a large inglenook fireplace
- Farmhouse-style kitchen with triple aspect windows, a range of wall and base units, a Range cooker set with brick surround and space for a breakfast table
- Spacious sitting room accentuated by an inglenook fireplace with an inset oil fired stove, inviting relaxation and entertaining
- Conservatory that extends the reception space, allowing you to enjoy the beauty of the outdoors within the comfort of your own home
- Three bedrooms, a private en-suite and a bathroom
- Well-established grounds that are beautifully maintained and enclosed, offering endless possibilities for outdoor activities and enjoyment
- Shingle driveway providing ample off-road parking, a garage/workshop and a summerhouse
- Village amenities include a primary school, church, post office and village shop

Ground Floor 1537 sq.ft. (142.8 sq.m.) approx.



Sqft Includes The Garage/Workshop

TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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