



Pond House Tanns Lane, North Lopham

Diss



Minors & Brady

Beyond the quiet hum of village life, Tanns Lane reveals a home that blends modern comfort with timeless character. Nestled in North Lopham's conservation area, this three-bedroom detached property offers over 1,500 sq. ft. of versatile living space. The ground floor features a welcoming lounge, bright sunroom, and a contemporary kitchen/diner with quartz worktops and integrated appliances. Practical additions include a utility room, shower room, and a flexible reception/storage space with its own WC. Upstairs, three generous double bedrooms and a stylish family bathroom provide ample space for modern living. Outside, landscaped low-maintenance gardens, a resin driveway, and storage sheds enhance the home's functionality. With scenic countryside walks on the doorstep and excellent transport links via nearby Diss, this property is ready to move into and enjoy.

- Three-bedroom detached home with over 1,500 sq. ft. of accommodation
- Positioned within a highly regarded conservation area overlooking the village pond
- Electric gated entrance with generous resin driveway and ample parking
- Stylish kitchen/diner with quartz worktops and quality integrated appliances
- Versatile ground floor including lounge, sunroom, utility, shower room, and flexible reception/storage space with WC
- Contemporary family bathroom with double vanity unit, bath, and extensive storage
- Galleried landing and three well-proportioned double bedrooms filled with natural light
- Low-maintenance landscaped gardens with mature boundaries and multiple storage sheds
- Peaceful setting with direct access to countryside walks and village amenities
- Excellent connectivity via Diss railway station with direct London services in approx. 90 minutes

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Pond House Tanns Lane

North Lopham, Diss

The Location

Tanns Lane is set within the charming village of North Lopham, a quintessentially English rural community surrounded by rolling fields, historic buildings, and a warm village atmosphere. The village is home to St Andrew's Primary School, a well-regarded option for younger children, while older pupils benefit from excellent schools in nearby Diss and surrounding towns.

At the heart of village life is the much-loved pub, which regularly hosts street food evenings, live music, and seasonal events. Alongside this, the shared village hall for North and South Lopham provides a hub for clubs, societies, and social gatherings, ranging from gardening and art groups to exercise classes. Scenic countryside walks and trails are easily accessed directly from Tanns Lane, offering peaceful routes through fields and woodlands, often ending with a visit to the local pub.

Just a short drive away, Diss provides a wide range of amenities including supermarkets, independent shops, restaurants, and healthcare facilities. The town also benefits from a mainline railway station with direct services to London Liverpool Street in around 90 minutes, while Attleborough and Thetford provide further transport connections.

For broader leisure and cultural pursuits, Norwich lies approximately 25 miles to the northeast. This historic city offers a vibrant mix of independent shops, dining, and cultural attractions, as well as excellent rail and air links, ensuring that residents of Tanns Lane enjoy the best of both tranquil village living and wider connectivity.



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Pond House Tanns Lane

North Lopham, Diss

Tanns Lane, North Lopham

This beautifully presented three-bedroom detached home offers over 1,500 sq. ft. of well-planned accommodation, thoughtfully designed for modern family living. Positioned within a highly regarded conservation area, the property enjoys a tranquil setting with delightful views over the neighbouring village pond.

The home is approached through electric gates, opening onto a generous resin driveway with ample space for multiple vehicles. A neat frontage with Astro turf and a charming brick weave pathway leads around the property, creating a welcoming first impression.

Inside, the ground floor showcases a versatile layout with an inviting lounge that benefits from double aspect windows and patio doors opening onto the front. A bright sunroom connects seamlessly to the stylish kitchen/diner, which is fitted with quartz worktops, quality integrated appliances, and generous space for dining and entertaining. The ground floor also includes a practical utility room, a modern shower room, and additional reception/storage space with its own WC, ideal for a variety of uses.



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Pond House Tanns Lane

North Lopham, Diss

Upstairs, a galleried landing leads to three well-proportioned double bedrooms, each filled with natural light. A contemporary family bathroom completes the first floor, featuring a double vanity unit, bath, and extensive storage.

The outside space is as impressive as the interior, with mature boundaries ensuring privacy, low-maintenance gardens, and multiple storage sheds. The thoughtfully landscaped design creates a setting that is both functional and easy to enjoy throughout the seasons.

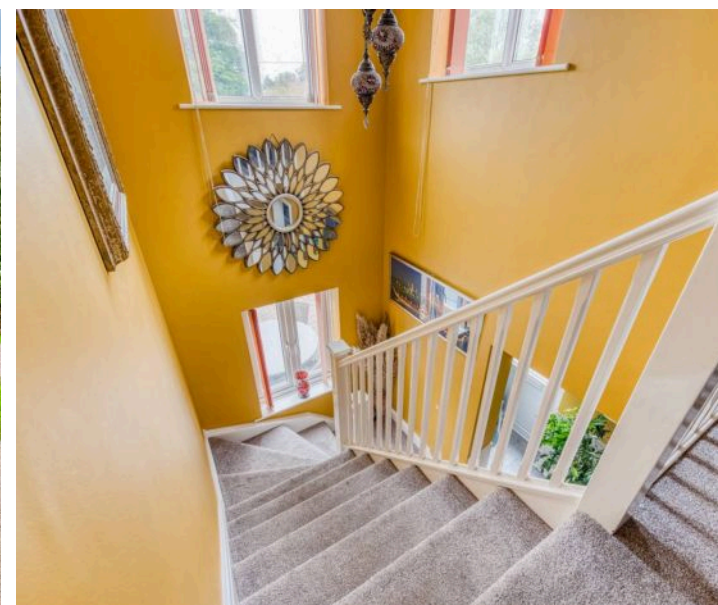
Blending character, comfort, and a prime setting within a conservation area, this detached property represents an excellent opportunity for those seeking a home that balances charm with practicality. With the seller already having found their onward purchase, this is a home ready to move into and enjoy.

Agents Note

Sold Freehold

Conservation Area

Connected to oil-fired heating, mains water, electricity and drainage.

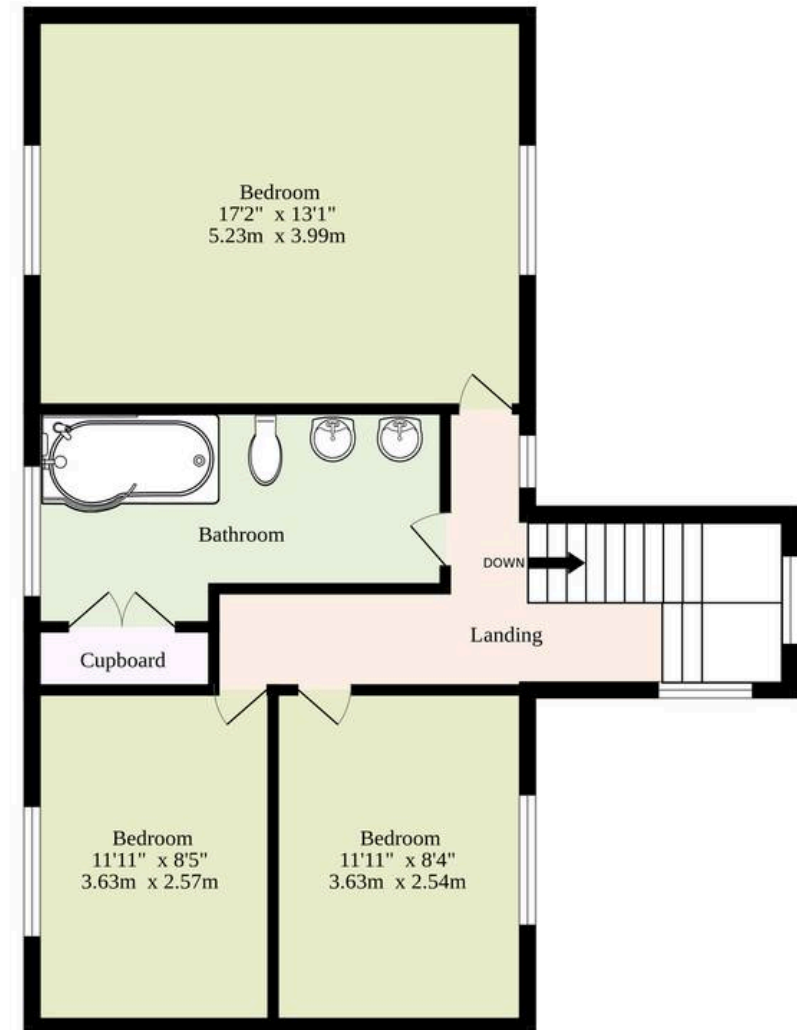


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Ground Floor
1002 sq.ft. (93.1 sq.m.) approx.



1st Floor
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.5 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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Dreaming of this home? Let's make it a reality



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