



Lodge Farm Algar Road, Bressingham

Diss



Minors & Brady



# Lodge Farm Algar Road

## Bressingham, Diss

A rare opportunity to acquire a Grade II listed home steeped in history, dating from the 16th Century and built on a former Roman settlement. One of just four historic buildings marking the corners of the Duke of Norfolk's estate, the property exudes timeless character and period charm. Carefully expanded through the 17th, Georgian and Victorian eras, it offers generously proportioned rooms full of original features, including exposed beams, brick fireplaces, and log burners. The kitchen/diner features traditional pamment flooring and wooden work surfaces, maintaining the home's historic integrity. Set within nearly an acre, the gardens provide a tranquil easterly aspect, a large pond, and uninterrupted views over rolling countryside. The village of Bressingham enhances the property's appeal with its peaceful, close-knit community and quintessential Norfolk charm. Spacious bedrooms, including two on the second floor, retain wide floorboards and timbered ceilings, preserving the home's sense of history throughout. This is a unique offering for those seeking a private, rural lifestyle without compromising on character or scale. A truly niche and distinctive property, ideal for buyers who value period features, heritage, and the serenity of country living.

### The Location

The property is set within the quintessentially rural village of Bressingham in South Norfolk, a village that embodies the charm and tranquillity of the Norfolk countryside. Known for its peaceful streets, mature hedgerows, and a genuine sense of community, Bressingham offers a slower pace of life while still providing convenient access to essential amenities. The village itself retains a selection of practical facilities, including a local shop, post office, and a village hall, which hosts a variety of events and activities that bring residents together and contribute to the strong community spirit.







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Families are well served locally, with the village primary school highly regarded and a number of further educational options available in nearby villages. Diss, just over two miles to the east, provides a wider choice of schooling, including the Good-rated Diss High School. The town also caters comprehensively for daily needs, offering supermarkets, independent shops, cafés, restaurants, and a traditional weekly market, allowing residents to enjoy both convenience and a sense of local character. Healthcare services are readily accessible, with GP surgeries, pharmacies, and dental practices all available in Diss, ensuring practical day-to-day living without compromise.

For those who commute or travel further afield, Bressingham benefits from straightforward road connections, including easy access to the A1066 and nearby A140, linking the village to Norwich, Thetford, and beyond. Diss railway station, only a short drive away, provides regular services to Norwich and London Liverpool Street, making the village a viable option for both city commuters and those seeking the balance of rural life with connectivity.

Beyond practical considerations, Bressingham sits amidst a landscape of gentle rolling countryside, offering residents the opportunity to enjoy walks, cycling, and the simple pleasures of rural life. The village's historic character is reflected in its buildings, lanes, and surrounding farmland, giving a strong sense of place that is increasingly rare. Yet, despite its calm and seclusion, the village's proximity to Diss ensures that shopping, leisure, and cultural amenities are never far away.





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Bressingham, Diss

## Algar Road, Bressingham

A rare opportunity to acquire a truly historic Grade II listed residence, dating from the 16th Century, steeped in character and charm, and set on a former Roman settlement beside the ancient Roman road from Thetford to the East Coast. This exceptional property, one of just four historic buildings marking the corners of the Duke of Norfolk's estate, has been carefully expanded in the 17th, Georgian, and Victorian eras, resulting in a home of unrivalled character and grandeur.

The house occupies a generous plot approaching one acre, offering privacy, tranquility, and a verdant outlook onto open countryside. The property also enjoys extensive field views and excellent equestrian or hobby potential, with five stables and two cart lodges providing valuable versatility.

The property is approached via a shingle driveway providing off-road parking for multiple vehicles, enclosed by traditional brick walling, and opens onto gardens laid predominantly to lawn, including a substantial pond, mature trees, and leafy hedgerows which create a serene and private setting.

The accommodation comprises a wealth of generously proportioned rooms, all retaining their historic charm. The principal reception room features exposed timbers and beams, dual aspects, and access to the kitchen, shower room, and the first-floor suite.

A central brick fireplace with working log burner adds warmth and character, creating a truly inviting atmosphere.

The kitchen/diner, with traditional pamment flooring, is well-appointed with a comprehensive range of wooden wall and floor units, deep wooden work surfaces, a four-ring electric hob with oven below, and a stainless-steel one-and-a-half bowl sink. The space is ideal for dining and entertaining, with light flooding through the dual aspect windows.

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A secondary reception room continues the theme of character and period detailing, boasting a large brick fireplace with working log burner, exposed beams, and a rear-facing aspect over the gardens. A third reception, equally generous, is versatile for formal dining, study, or further living space. The first floor provides access to three spacious double bedrooms, each showcasing period detailing such as exposed beams, timbered ceilings, and original fireplaces. The principal suite enjoys a rear-facing aspect and stair access to the second-floor bedrooms. The family bathroom has been recently refurbished, retaining traditional materials, exposed beams, and deep-set floorboards, with a freestanding panelled bath and granite splashbacks.

The second floor comprises two further double bedrooms, both benefitting from original timbered ceilings, wide floorboards, and abundant natural light. Throughout the home, period features such as brick detailing, fireplaces, and log burners are thoughtfully preserved, offering a sense of history, warmth, and authenticity that is increasingly rare in today's market.

Set within nearly an acre of grounds, (stms) the gardens to the rear offer a superb easterly aspect with uninterrupted views over open countryside, making this property an ideal setting for those seeking a serene rural retreat within an historic and highly desirable home.

This is a rare opportunity to acquire a property of true historic significance, filled with period charm, substantial living space, and outstanding character, ideal for the discerning purchaser seeking a home that exudes timeless elegance and distinction.

### Agents Note

Sold freehold

Connected to mains water and electricity, with septic tank drainage

Council Tax Band- E

A rare opportunity to acquire a Grade II listed home steeped in history, dating from the 16th Century and built on a former Roman settlement. One of just four historic buildings marking



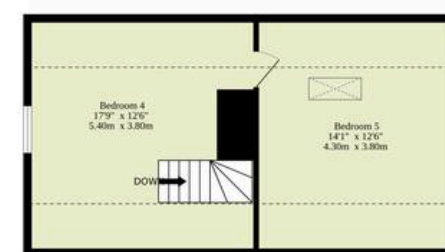
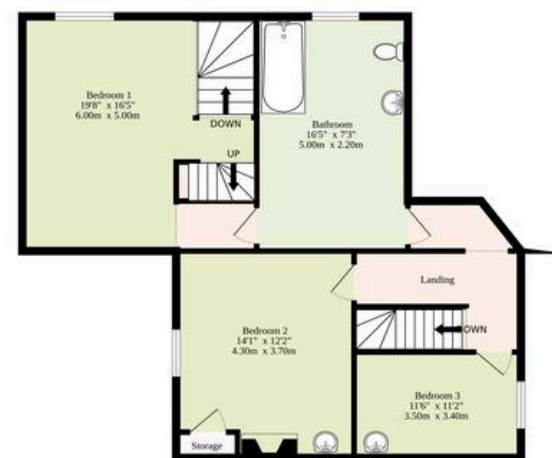
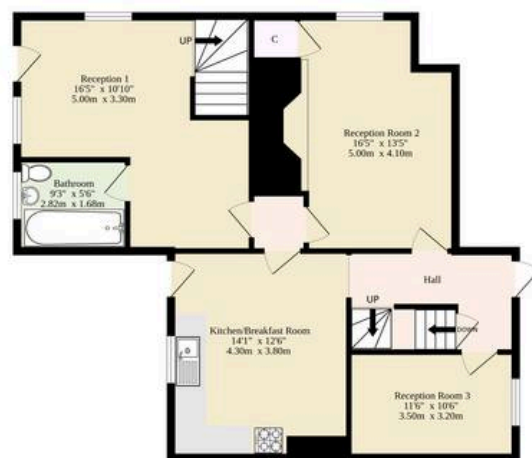
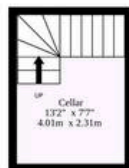


Basement  
181 sq.ft. (16.7 sq.m.) approx.

Ground Floor  
1038 sq.ft. (95.7 sq.m.) approx.

1st Floor  
681 sq.ft. (63.1 sq.m.) approx.

2nd Floor  
687 sq.ft. (63.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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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Meet *Theo*  
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Meet *Anya*  
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