



Brick Barn, Lodge Farm Lodge Lane

Diss



Minors & Brady

Brick Barn

Lodge Farm Lodge Lane, Diss

Set amidst rolling lawns and paddocks stretching to around 3.5 acres (stms), this contemporary barn conversion, completed in 2018, is a home defined by light, space and striking architectural detail. At its heart, the open-plan kitchen/breakfast/living room, with vaulted ceilings, exposed timbers and full-height glazing, forms a naturally welcoming hub that flows seamlessly into a garden room and further reception spaces. Four generously sized ground floor bedrooms, two with en-suites, are complemented by a mezzanine study, while air source heating, solar panels, a detached workshop and three-bay cart lodge garaging provide both practicality and comfort. With formal lawns, a courtyard garden and extensive paddocks beyond, the property offers a refined country lifestyle with room to live, work and entertain.

Agents Notes

Freehold

Air source heat pump.

Solar panels are fully owned by the current owners.

This property has a restrictive covenant that the exterior of the property must remain unchanged, with no alterations, modifications, or additions visible from the outside.





M&B

Brick Barn

Lodge Farm Lodge Lane, Diss

- Contemporary barn conversion completed in 2018 set within gardens and grounds of approximately 3.5 acres (stms) offering open views across adjoining paddocks
- Impressive open-plan kitchen/breakfast/living room showcasing vaulted ceilings, exposed timbers, full-height glazing and a large central island with integrated NEFF appliances
- Garden room with partially vaulted ceiling and wide sliding doors opening onto a sheltered terrace and formal lawned gardens
- Further reception room with arched windows, exposed brickwork and glazed doors providing flexibility for family or annexe living
- Mezzanine study galleried over the kitchen providing a bright, elevated workspace with views across the vaulted living area
- Four generous ground floor double bedrooms, two with fully fitted en-suite shower rooms with rainfall and handheld showers
- Air source heating and solar panels offering energy-efficient modern comfort throughout the property
- Detached workshop and three-bay cart lodge providing garaging, storage and potential for hobbies or agricultural use
- Landscaped gardens including a courtyard, formal lawns and mature shrubs, with extensive paddocks extending beyond, ideal for equestrian or smallholding use
- Located just a short drive from Diss, with easy access to local shops, schools, and amenities, as well as excellent transport links



Brick Barn

Lodge Farm Lodge Lane, Diss

Shelfanger, Diss

Lodge Lane is situated in the village of Shelfanger, just north of Diss in South Norfolk. The lane itself lies in a predominantly rural setting, surrounded by open fields and farmland, with scattered residential properties that maintain a quiet, village atmosphere. Shelfanger is approximately 3 miles from Diss town centre, making it a short drive or cycle away from a wider range of amenities, while still offering a sense of countryside seclusion.

Local shops within Shelfanger are limited, but essential services such as a village hall and St. John's Church are nearby. For grocery shopping, dining, and other retail needs, residents typically travel into Diss, where supermarkets, independent shops, cafes, and weekly markets are all available.

Families in the area have access to nearby schooling: All Saints Church of England Primary School in Winfarthing and Burston Community Primary School are the closest primary options, while older children can attend Diss Church of England Junior Academy and Diss High School, all within a few minutes' drive.

Transport links are convenient for both car and public transit users. Lodge Lane connects to the B1077, which provides straightforward road access to Diss and surrounding villages. The Diss railway station, around 3-4 miles away, offers regular services to Norwich, Cambridge, and London Liverpool Street, making commuting feasible without sacrificing the rural setting.



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Lodge Farm Lodge Lane, Diss

Beyond a traditional five-bar gate and approached by a long, gravelled sweep of driveway, this extraordinary barn conversion, converted in 2018, sits effortlessly within its own gardens and grounds of around 3.5 acres (stms). A masterful union of period brick and flint with refined modern design, the house offers an elegant rural lifestyle defined by space, light and architectural integrity.

From the moment one steps inside, the character of the principal living space is apparent. The stunning open-plan kitchen/breakfast/living room forms the heart of the home, a magnificent volume crowned by a soaring vaulted ceiling with exposed timbers and a striking cathedral window set into the gable. Full-height glazing draws the eye towards the drive beyond, while natural light washes across the textured brickwork and clean contemporary lines.

The kitchen itself is well-appointed with an extensive range of fitted cabinetry beneath granite work surfaces, complemented by matching wall units. A substantial central island provides additional storage and preparation space, incorporating a sink with mixer tap and an informal breakfast bar for relaxed gatherings. Integrated appliances include a NEFF 'hide and slide' oven, NEFF combination microwave and induction hob, alongside space for an American-style fridge/freezer framed by bespoke storage.



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Lodge Farm Lodge Lane, Diss

The seating area, arranged around a contemporary wood-burning stove set against exposed brick, offers an inviting setting for winter evenings, while glazed doors open seamlessly into the garden room.

The garden room, with its partially vaulted ceiling and wide sliding doors, creates an effortless connection between house and garden. In the warmer months it becomes a tranquil extension of the living space, opening onto a sheltered terrace and formal lawns beyond, with open views stretching across the adjoining field.

A further reception room, a proportioned sitting room with arched windows, exposed timbers and glazed doors to both front and rear, offers flexibility and privacy. Together with the adjacent utility room and bedrooms, this wing could readily serve as annexe accommodation, making the layout well suited to multigenerational living.

The accommodation is thoughtfully arranged, with four ground floor double bedrooms, two of which enjoy en-suite shower rooms. The principal bedroom opens through glazed double doors onto the patio, inviting morning light and garden views. Its en-suite features a contemporary suite with rainfall and handheld shower. The second bedroom also benefits from its own en-suite, while bedrooms three and four, both with doors opening to a charming courtyard garden, are served by a well-appointed family bathroom.



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Lodge Farm Lodge Lane, Diss

Above, a mezzanine study area is galleried over the kitchen, enclosed by a glazed balustrade. From here, one can appreciate the full scale of the vaulted ceiling and original timbers, while enjoying elevated views across the land, a serene and inspiring setting for work or quiet reflection.

Outside, the grounds are as compelling as the house itself. The gravelled driveway offers generous parking and leads to a detached workshop and three-bay cart lodge garaging, ideal for vehicles, hobbies or storage. The gardens unfold in distinct yet harmonious areas: a sheltered courtyard garden; formal lawns edged with mature shrubs; and, beyond, the principal sweep of land enclosed by hedging. The acreage offers endless possibility, whether for equestrian interests, smallholding pursuits or simply the enjoyment of open space and far-reaching skies.

In all, this is a home of rare balance, where heritage and modernity coexist with quiet confidence. An elegant country dwelling offering architectural character, sustainable credentials and expansive grounds, it presents a refined rural lifestyle within a setting of enduring beauty.



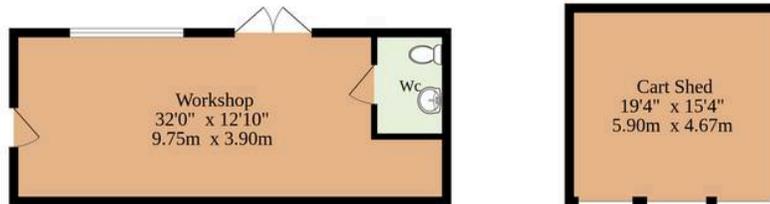
Ground Floor
1928 sq.ft. (179.1 sq.m.) approx.



1st Floor
214 sq.ft. (19.9 sq.m.) approx.



Outbuildings
785 sq.ft. (65.5 sq.m.) approx.



Sqft Includes Outbuildings. Excludes Hallways And Bathroom Facilities.

TOTAL FLOOR AREA : 2847 sq.ft. (264.5 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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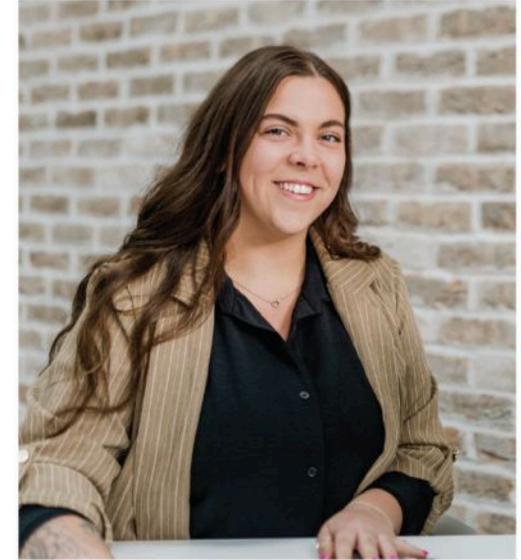
Dreaming of this home? Let's make it a reality



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Meet *Theo*
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