



*A distinguished
country home
of rare character*

Five bedrooms

Approximately five acres

Grade II listed

ASKING PRICE

£1,400,000

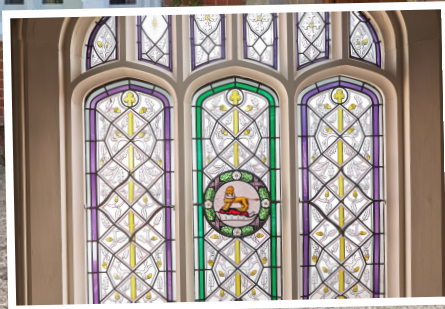
History, space and a remarkable sense of place.

History. Heritage.

Dating from circa 1842, this distinguished Grade II listed former rectory is an exceptional country residence, steeped in history and rich in Victorian character.

Ornate brickwork, decorative crenellations, steeply pitched roofs and striking windows give the house an unforgettable presence. Inside, stained glass, carved balusters and wonderfully high ceilings continue the story.

*Victorian architecture,
beautifully preserved.*



Grand rooms. *Warm welcome.*

From the moment you step inside, the home's rich history and magnificent period character are immediately apparent. Beautiful proportions, impressive ceiling heights, ornate medallions and statement lighting create an atmosphere that feels both timeless and welcoming.

THE GROUND-FLOOR ACCOMMODATION

The grand drawing room features a charming wood-burning stove and floor-to-ceiling windows framing views across the rear garden. A further sitting room or snug provides a more intimate place to relax.



Elegance for entertaining.
Comfort for every day.

Space to live your way.

A separate dining room offers an elegant setting for family gatherings, with a generous window drawing natural light into the space.

Two further reception rooms, currently arranged as a study and games room, add exceptional flexibility — whether for quiet work, children's play, hobbies or relaxed evenings with friends.

*Generous. Adaptable.
Ready for family life.*



At the heart of the home...

A superb kitchen brings everyday life together, centred around a generous island and breakfast bar, with the warmth and character of a four-oven Aga.

- Central island with breakfast-bar seating
- Four-oven Aga
- Adjoining pantry and utility room
- Separate dining room for larger gatherings



A calm and considered retreat.

The principal bedroom combines generous proportions with excellent built-in storage and a peaceful outlook across the grounds.

Direct access leads to a beautiful Jack and Jill bathroom, also reached from the landing, with an elegant freestanding bath. A second en-suite, separate shower room and additional WC serve the remaining bedrooms.



Light-filled rooms.

Views across the grounds.



Room for family. *Space for guests.*

Across the upper floors are five beautifully presented bedrooms, each individually styled and filled with natural light.

The sweeping staircase, exposed timbers and impressive stained-glass window make the landing a memorable centrepiece in its own right.

Set apart on its own floor, bedroom five enjoys excellent privacy and offers potential for an en-suite, subject to the necessary consents.

*A flexible home for
the way you live.*





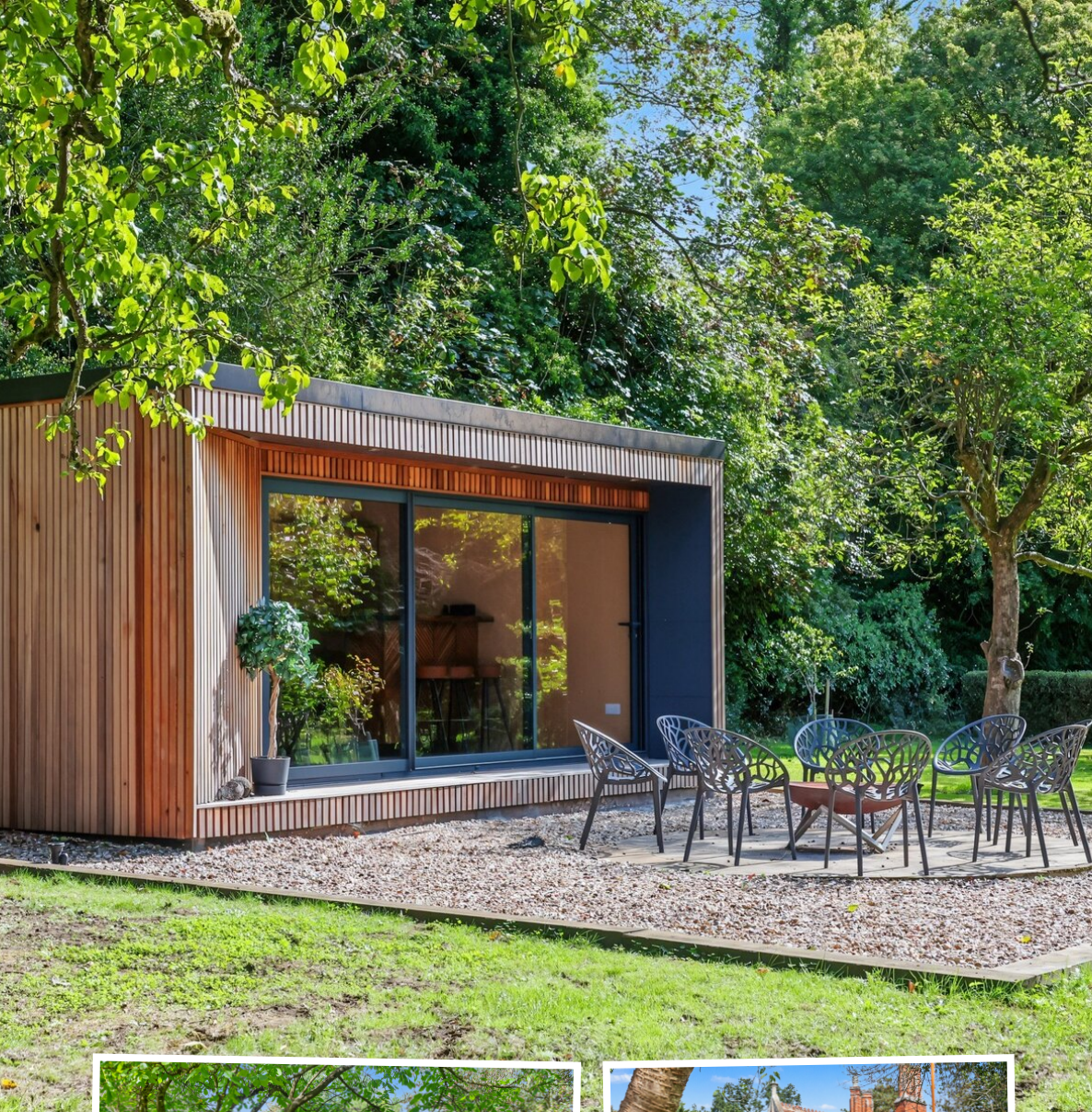
Five acres of freedom.

A tree-lined driveway introduces the house with real theatre, opening to generous gravelled parking and the imposing period façade.

Sweeping lawns, mature trees and colourful seasonal planting create an exceptional sense of privacy and tranquillity throughout approximately five acres.

*Space to explore.
Room to breathe.*





Designed for outdoor living.

A south-facing terrace beyond the drawing room creates an idyllic place for outdoor dining and relaxed summer evenings, while the internal courtyard offers a sheltered retreat with space for a hot tub.

Among apple, pear and cherry trees, a private garden bar with underfloor heating and a fire pit provides a superb year-round entertaining space.

The wider grounds offer ample room for children and possible space for a tennis court, swimming pool, football area or productive kitchen garden, subject to planning.



Long lunches.

Unhurried evenings.

Historic character. *Future possibility.*

OUTBUILDINGS AND DEVELOPMENT POTENTIAL

The extensive outbuildings offer exceptional development potential, with planning permission already in place to create a separate cottage and studios — ideal for guest accommodation, creative workspaces or a lifestyle business.

Buildings adjoining the utility room could offer spa or sauna facilities, subject to the necessary consents, while approved plans for a striking kitchen orangery present an exciting opportunity to enhance the main house further.

*A rare chance to shape
the next chapter.*



At a glance.

c.1842

A HOME OF VICTORIAN DISTINCTION

Grade II

LISTED ARCHITECTURAL HERITAGE

Five

BEAUTIFULLY PRESENTED BEDROOMS

c.5 acres

PRIVATE GARDENS AND GROUNDS

Spacious, versatile accommodation for elegant entertaining and modern family life, complemented by extensive outbuildings and approved development plans.

PROPERTY HIGHLIGHTS

- No onward chain
- Five spacious reception rooms
- Stunning architecture
- Newly built outbuilding
- Planning permission for cottage and studios

Floor Plans

APPROXIMATE ACCOMMODATION



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.
Made with Metropix ©2026

*Generous and
versatile.*

- Five bedrooms
- Five spacious reception rooms
- Accommodation over three floors
- Extensive outbuildings

*A home shaped for
modern family life.*

Floor plan and measurements are approximate and are provided for guidance only.



A remarkable home near Diss.

Set in the Norfolk countryside at Bressingham, this distinguished former rectory combines privacy, history and generous family accommodation, while remaining within three miles of Diss and its amenities and commuter connections.

THE PROPERTY

Bressingham Lodge

Low Road

Bressingham

Diss IP22 2AA

ASKING PRICE

£1,400,000



REVIEW PROOF

Selling-office contact details to be supplied.

These particulars are intended as a guide and do not form part of an offer or contract. Measurements, planning and listed-building information should be independently verified.