



'The Good Life'  
Gasthorpe, Norfolk, IP22 2SY

# STEP INSIDE

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- Wonderful Detached Brick and Flint home
- Former Game Keepers Cottage in need of updating
- Once Two Cottages - Now One Dwelling
- Five Bedrooms
- Generous Kitchen Breakfast Room
- Family Bathroom
- Three Reception Rooms
- Three Acres Of Garden and Woodland (stms)
- No Onward Chain

Set to the front of its large plot, this cottage was formerly believed to be two cottages which were made into one. In need of some modernisation and updating the five bedroom cottage is a real opportunity for new owners to put their own stamp on their home. There is a large outbuilding measuring around 14m by around 6m at its widest point which was formerly used on shoots and around 3 acres of land which is partly wooded making this a great spot for wildlife.

The front door leads you into a good sized hallway from which a set of stairs rise to the first floor. Just off this hallway is a good size utility room which has a door leading out into the porch which is access from the rear of the property, a great place to leave your wellies and dry off damp dogs in the winter months.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# ROOM FOR ALL

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The kitchen has lots of potential with its Rayburn providing a great focal point and views out across the garden towards the wooded area at the rear of the cottage.

The garden and grounds include a wooded area which would be great for building treehouses and dens and there is plenty of space to keep chickens and grow your own fruit and vegetables if you want to.

The dining room is double aspect and a good sized reception room which has many a story to tell as it will again with the new owners.

There are many footpaths nearby for walkers including the Peddars Way, Angles Way and the Icknield Way that all lead to nearby Knettishall Heath which is a nature reserve that is great for walking, birdwatching and spotting wildlife.

The sitting room is a wonderful size running from the front to the back of the cottage and measuring around 22 ft x 18ft a good spot for entertaining or simply relaxing at the end of the day. Lots of light in here with two windows to the front and two to the rear there is a door off here into the reception hall where there is a WC located just off the hallway. The second staircase in the house rises from this reception hall and takes you up to the landing on the first floor. On the first floor there are five bedrooms and a family bathroom.

The cottage is only a few miles away from Diss which has a variety of amenities including a mainline station with frequent services to Norwich and London Liverpool Street Station (journey time to London approximately 90 minutes.. The main A11 is only a short drive away with easy access to Norwich, Cambridge and London.



# AGENTS NOTES

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Agents Notes

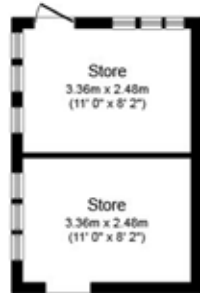
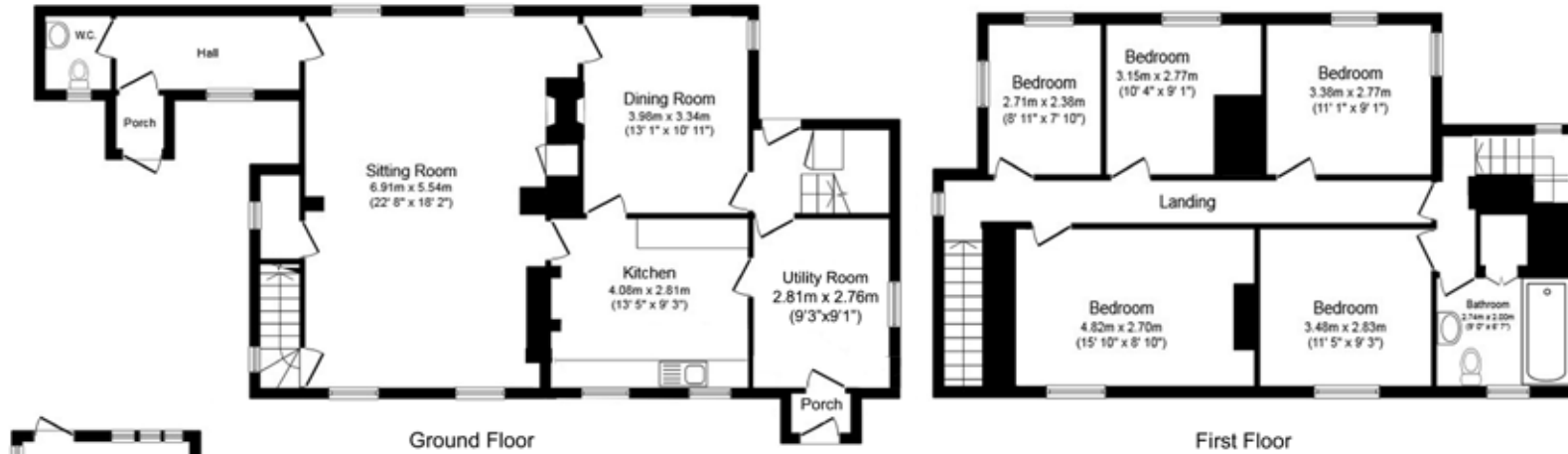
Tenure: Freehold

Services: Mains Electricity & Water, Private Drainage, OFCH.

Directions: Proceed from the market town of Diss along Park Road. Follow the A1066 out of Diss and proceed through the village of Roydon, Bressingham, South Lopham and Garboldisham. Continue along the A1066 and the property will be located on the left hand side.

What 3 Words Location - "baffle, drop, playroom"

Property - DIS4144  
 Approx. Internal Floor Area - 1791.1 Sq ft / 166.4 Sqm  
 Approx. Internal Floor Area of Small Outbuildings 361.7 Sq ft / 33.6 Sqm



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Lt, 15B Regatta Quay, Key Street, Ipswich, Suffolk, IP4 1FH



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