



“If You Go Down To The Woods Today...”
Garboldisham, Norfolk | IP22 2SU

FINE & COUNTRY

WELCOME



"If You Go Down To The Woods Today..."

"You're sure of a big surprise! Tucked away in around an acre of glorious gardens this former lodge is a hidden delight. With plenty of period character, coupled with a fresh, contemporary finish, it really does give you the best of both worlds. Secluded but not isolated, it's just a short stroll from a friendly and welcoming village, while main roads and well-served towns are never far away."







- Wonderful Wooded Location with No Near Neighbours
- Charming Grounds of Around an Acre with An Abundance Of Colour
- Excellent Kitchen Breakfast Room Extension with Large Lantern Roof and Wide Patio Doors
- Spacious Sitting Room and Dining Room
- Attached Useful Annexe with Bedroom, Shower Room and Sitting Room
- Three Generous Bedrooms to The Main House - En Suite And Family Bathroom
- Selection of Useful Outbuildings Including Garden Studio
- A Very Rare Find
- Diss or Thetford Railway Stations Close By
- No Onward Chain

Explore Inside

Originally a lodge for forestry workers, this beautiful home has seen many changes over its lifetime. Parts have a quaint and cottagey feel, with exposed brick, oak timbers, wooden floors and more, while others have a bright and modern feel. It really works well together here – a very happy marriage indeed! One unique feature is the well underneath the floor, safely covered over but a talking point nonetheless.

On the ground floor, the refitted Aga kitchen is a particular highlight, open to a breakfast area with sliding doors onto the garden and a rooflight above – allowing the light to pour in. You have a real sense of your surroundings here, the extensive glazing connecting you to the garden. This is also an amazing party room and the perfect spot in which to gather all the family. The current owners have hosted over 35 people here in comfort, guests staying the night and camping in bell tents on the lawn. After all, you have no neighbours to disturb.



*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.







THE ANNEXE



Moving on, the ground floor includes a spacious dining room that would also work well as an excellent snug for teens or a playroom. The formal sitting room is equally impressive, with its gorgeous fireplace, plus an additional area that really enhances the feeling of space.

Upstairs, there are three good size bedrooms (the master has the wow factor in spades!), all with built-in storage, plus two stylish bathrooms which have been recently refitted.

One more thing to note: there's a versatile and useful annexe, accessed through the kitchen breakfast room or independently from outside.

Step Outside

The property is accessed via a private road, owned by the Forestry Commission.

Looking back at the house, the soft pink, brick and timber-clad exterior nestles nicely into the surrounding gardens, with a backdrop of mature trees. This is such a special setting and one you have to see to fully appreciate. It's incredibly peaceful, thanks to the woodland, plus, there's no passing traffic. It's heaven for dogs and you can head out on a footpath across the countryside or into the village. There's plenty of wildlife to admire too, with muntjac passing by daily, plus the occasional red deer. The bird life is also incredibly varied. It all serves to enhance the beautifully landscaped garden.

You'll notice that the whole property including the vegetable garden has been securely fenced so whatever you grow is yours to enjoy and the deer won't get there first!

There are a number of useful outbuildings within the grounds, including a workshop, a greenhouse which has both power and water, garaging, plenty of storage and a summerhouse.

In The Area

Garboldisham may be a small village but it punches above its weight when it comes to community. The village hall hosts various groups and clubs, while the shop and Post Office come in handy. There's a primary school, cricket club, and a pub owned by the community and run by volunteers. All this means it's easy to get to know people in the area if you want to put down roots and feel part of village life. It's also a convenient location for getting out and about in the wider area. You're just off the A1066, although it doesn't feel like it as you're so sheltered within the woodland. You're close to Thetford and Diss, both of which have train stations for onward travel to Cambridge and London. Bury St. Edmunds and Norwich are also within easy reach. The lovely coastal town of Southwold is approximately an hours drive away with an eclectic mix of shops and amenities it is a great area to visit.









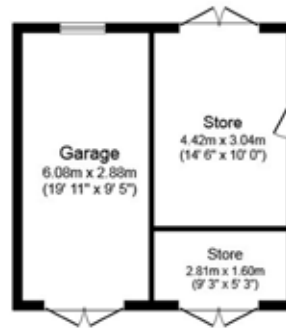
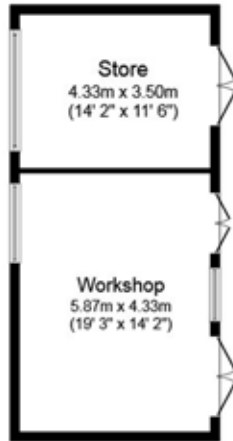
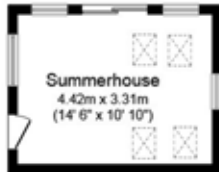
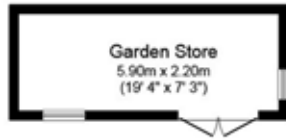




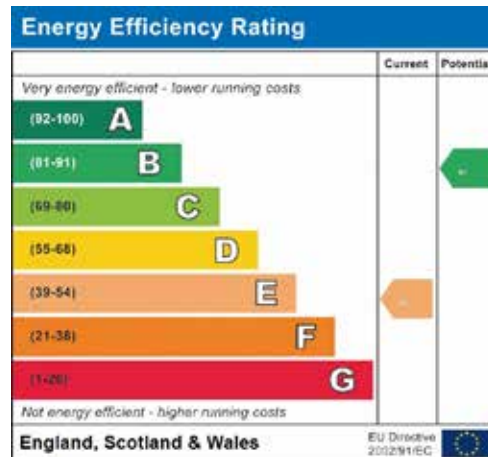




Property - DIS4244
 Approx. Internal Floor Area of Summer House, Garages, Stores - 1136 Sq ft / 105.5 Sqm



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AGENTS NOTES

Agents Notes

Tenure: Freehold

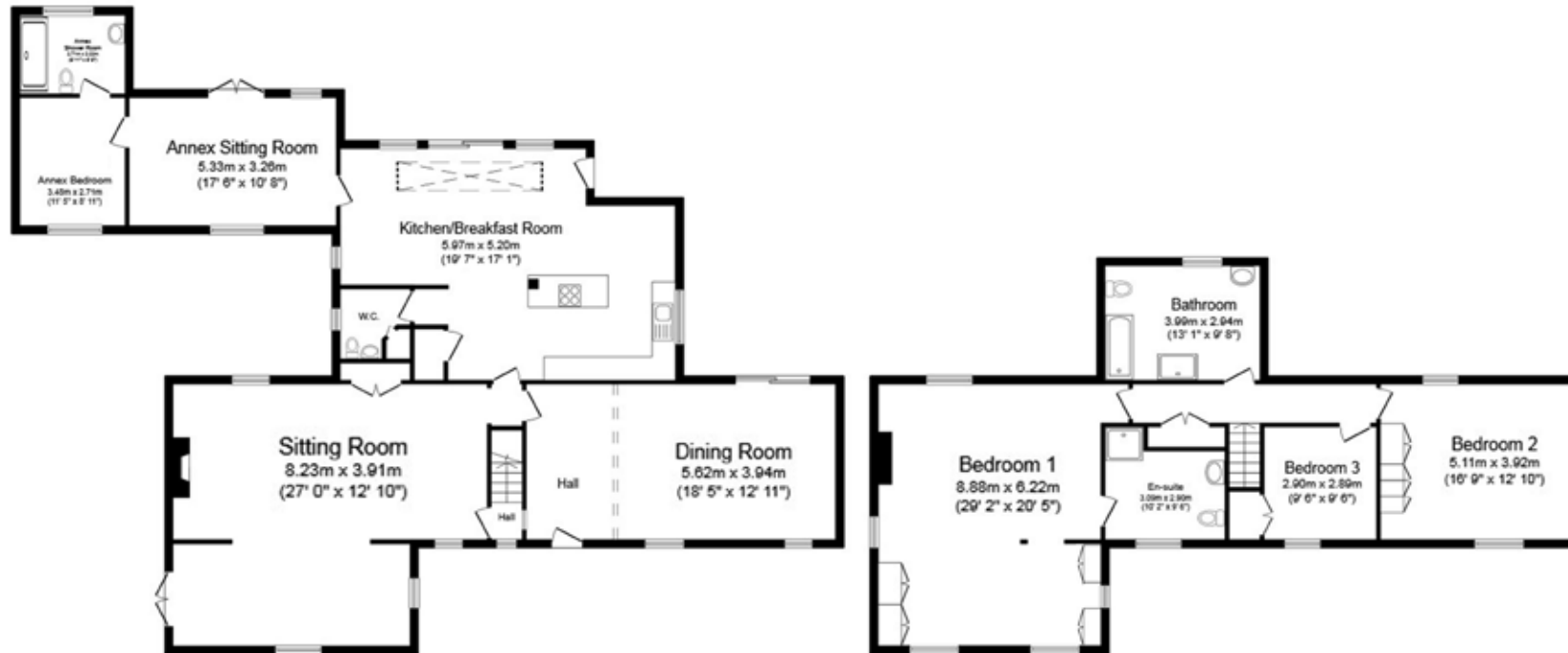
Local Authority: Breckland District Council - Band E

Services: Mains Electricity & Water, Private Drainage, OFCH, (New Boiler and oil tank 2019)

Directions: Proceed from the market town of Diss along the A1066 through the villages of Roydon, Bressingham and South Lopham. Enter the village of Garboldisham and continue through the village. As you leave the village the A1066 climbs a slight hill - towards the apex of this hill there is a forestry commission fire track sign on the right hand side with the number 72 - take this track and the property will be located off the main road at the end of the track.

What 3 Words Location -
 "home, indicates, estimate"

Property - DIS4244
Approx. Internal Floor Area - 2858 Sq ft / 265.5 Sqm



Ground Floor

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First Floor



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 © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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