



Saffron House
8 Mill Road | Thorpe Abbots | Norfolk | IP21 4HX

A STUNNING FAMILY HOME



A stunning five-bedroom character home set in a generous plot of approximately half an acre within the desirable Norfolk hamlet of Thorpe Abbots.

The property features four large reception rooms, a carriageway driveway, a lovely kitchen/breakfast room and a stunning outdoor, heated private swimming pool with pool house and entertainment area.



KEY FEATURES

- A stunning Detached Period House in the village of Thorpe Abbots
- Four/Five Bedrooms; Two Shower Rooms; Ground Floor WC
- Four Generous Reception Rooms
- Kitchen Breakfast Room with Separate Utility Room and Useful Pantry
- Many Character Period Features throughout with Fireplaces, Ceiling Roses and Mouldings and Arched Window to Landing
- Outdoor Heated Swimming Pool with Pool House and High Hedge Screen
- The Property sits in a Plot of around 0.5 of an acre (stms)
- In/Out Carriage Driveway provides Plenty of Parking
- The Accommodation extends to 2,618sq.ft
- Energy Rating: E

This wonderful family home provides lots of space and versatility. Formerly two separate Victorian houses, the property has plenty of kerb appeal, which impressed the current owner. "Although it needed a lot of work when we first viewed the property, we could see it was a really handsome house that afforded us lots of space for our growing family," the owner said.

Step Inside

Entrance to the property is via a brick porch, which leads into bright reception room. This is a generously sized space, with room for a seating area. The room also features a fireplace with wood burner, which creates a warm welcome as you enter the house. From here, stairs lead to the first floor. A large triple-aspect family room is located to the left of the reception area. The numerous windows in this room contribute to its lovely bright appearance. The room also features a decorative fireplace and a set of double doors that open onto the expansive patio area of the garden, allowing indoor entertaining to spill outside on warmer days. A spacious kitchen/breakfast room is accessible by returning through the reception area. A large selection of cabinets, a central preparation island, attractive travertine floor tiles, and granite worktops are all features of this fantastic room. Several new integrated appliances are also included, such as a new hob in the kitchen island, an integrated washing machine, and a fridge. The formal dining room, which also has a fireplace and double doors leading to the garden patio, can be reached from the kitchen/breakfast room.





KEY FEATURES

The spacious double-aspect lounge with double doors leading out to the charming back garden is located on the opposite side of the kitchen/breakfast room. The house also has a convenient utility room, downstairs cloakroom, and boot room.

Explore Upstairs

Four roomy bedrooms can be found on the first floor. The attractive master bedroom has a variety of fitted furniture pieces that provide plenty of useful storage for belongings. The lovely gardens at the back of the property are visible through two windows. The ensuite shower room boasts a large corner shower, double sink and two front facing windows, which create a bright and airy space. Bedroom 2 is generously sized, with two windows looking out to the front of the property. Bedrooms 3 and 4 are located at the end of the landing and both benefit from useful fitted wardrobes. There is also a small bedroom/cot room which completes the bedrooms on this floor. There is a well-appointed family shower room with a large shower cubicle. The room benefits from extensive wall tiling, heated towel rails and plenty of fitted storage.

Step Outside

The property is situated along a very quiet lane. The front of the house features a useful carriageway in/out gravelled driveway which provides ample parking for numerous cars. The current owner particularly enjoys the tranquil back garden, which faces south-west and is primarily laid to lawn with a variety of shrubs and trees. "The early morning birdsong is amazing," the owner says. "I enjoy listening to the birds while I'm outside in the garden." The back garden is kept private and hidden by the surrounding hedgerows. A large patio, surrounding the property provides ample space for garden furniture and al fresco entertaining. The current owners have installed a gorgeous, heated swimming pool with a sizeable patio area at the back of the garden, which is bordered by high hedgerows. The area is fenced, so when it's not in use, it can be securely closed off for younger children. The 30 ft by 15 ft pool has a Roman end and the lining has been recently replaced. A log cabin pool house with a shower and electricity has also been built by the current owner. Sunny days can be spent with family and friends here enjoying this wonderful party space. The garden also features a large garden shed/workshop, with electricity and lighting and a greenhouse.



































INFORMATION

On The Doorstep

The hamlet of Thorpe Abbots is situated within the friendly civil parish of Brockdish, approximately 6.5 miles east of the market town of Diss. Many beautiful bridleways and footpaths can be found in the area, which are great for exploring.

How Far Is It To?

The nearby town of Harleston is approximately a 7 minute drive and also provides a range of amenities, including a supermarket, GP surgery, primary school, and high school. The market town of Diss has a wide selection of stores and amenities, as well as a mainline station with frequent trains to Norwich and London Liverpool Street.

Directions

Proceed from the market town of Diss along the A143 in the direction of Harleston. Take a left hand turn signposted Thorpe Abbots. Continue into the village and the property will be located on the left hand side close to the village centre.

What Three Words - opened, resurgent, richer

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council – Council Tax Band F
Freehold

Agents Note

The septic tank is not of modern standard and is over 20 years old. It will therefore require replacement and £10,000 has been taken from the asking price in order to cover this.

Property - DIS4329
 Approx. Internal Floor Area - 2618 Sq ft / 243 Sqm



Ground Floor



First Floor

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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. Printed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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