



'PERIOD FAMILY HOME IN FRIENDLY VILLAGE'  
Shelfanger, Norfolk | IP22 2DL

# WELCOME



This one-time post office in a central village location is now a beautiful and stylish family home comprising four/five reception rooms and four/five bedrooms. It's a building with lots of history, as much as possible of which has been preserved and showcased in this charming and eclectic restoration.







- Exquisite Detached Period Home
- Not Listed
- Victorian Former Post Office
- Charming Village Close to Diss (Diss has a Main Line Railway Station)
- Four Generous Bedrooms
- Dressing Room, Family Bathroom, Ensuite and Two Cloakrooms - One Up One Down
- Cosy Sitting Room
- Snug/Study and Dining Room
- Light and Airy Kitchen Breakfast Room
- Charming Gardens

Welcome to the former post office stores in Shelfanger. Much imagination and flair has been brought to this stunning restoration project, now a large and comfortable family home. Your average house it certainly is not, the interesting and unique layout being due to its history of commercial use. This is its great asset, however, which allows great flexibility of usage, and the current use of space is just one of many possible arrangements. "It's a huge amount of room", says the owner. "There's so much scope to do what you want". Bring your imagination and see how you would use these endlessly adaptable spaces.

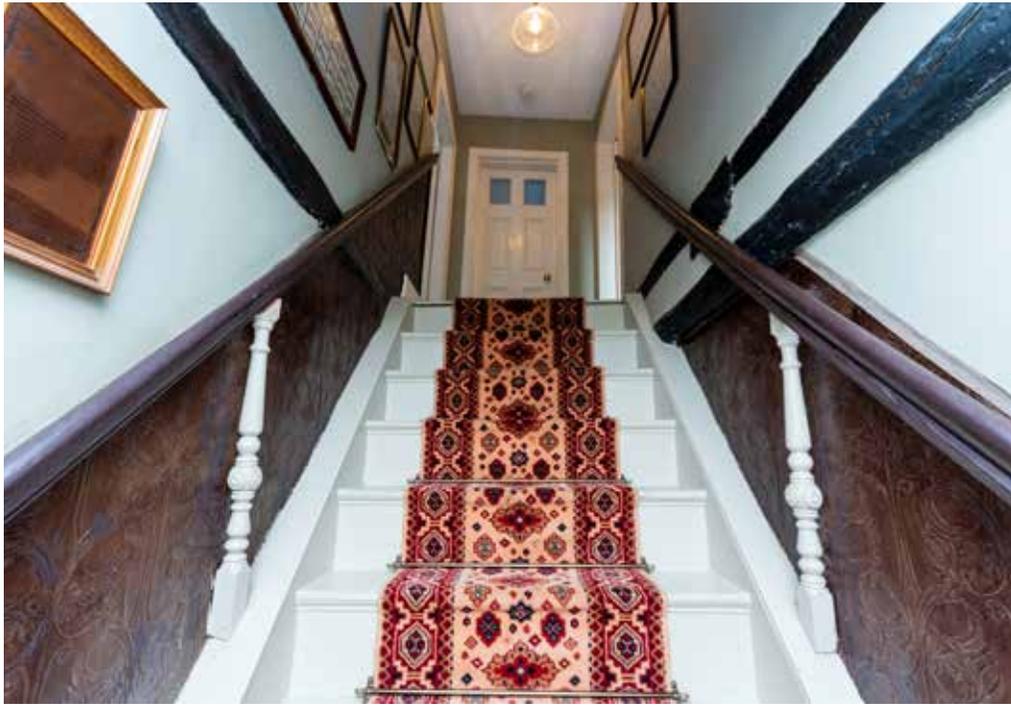
Downstairs all rooms lead to at least one other room in a circular flow which results in a feeling of being able to spread out and breathe. At the front of the house are two large reception rooms left and right of the central enclosed staircase. To the right is a large rectangular sitting room with double aspect windows – one of which was the old shop window – and a marble fireplace with pretty Art Nouveau tiles.



\* 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.









To the left is a sitting room of lovely square proportions, one wall of which is panelled, also with an open fire. Off here is a smaller room, currently a study – but which might be an intimate dining room – with a run of well-appointed shelves filling one long wall. In here and elsewhere in the house, anaglypta below a dado rail has been used to great effect.

Behind these two front rooms, a splendid kitchen and breakfast room have been opened out to a run of over 30 feet, the spaces delineated by the open studwork wall of exposed structural beams which now support a breakfast bar. Beams crossing the ceiling convey the great age of the building, which is thought to date from around 1650. All functioning parts of the kitchen have been cleverly arranged in a single line of clean taupe units over and under a hardwood worktop. Sunshine streams in from above through a large light well, a brilliant modern addition by the current owners. The long breakfast room has French doors to the back and side – wonderful for entertaining in summer.

A later addition from the kitchen end comprises a large utility and a dining room – or sunroom – with double doors out to another terraced area under the shelter of a pergola. It's a perfect spot for morning coffee in the sunshine.

Upstairs are four bedrooms, all with original wide, undulating floorboards. The largest has a bathroom attached as well as a smaller bedroom, currently used as a study but which might make a useful dressing room. The two bedrooms to the rear have been cleverly opened upwards with large dormers lifting the roof and allowing light to flood in. A second bathroom and a separate lavatory are also up here.

From the street, this pretty brick house with its castellated porch sits at the top of a classic red and black tile path in an enchanting cottage garden. It's hard to believe it was at one time the forecourt of the shop.

To the rear, the sheltered garden is largely put to grass with a wide paved path around the building offering a variety of spots in which to sit – you can always catch the sun somewhere.











# STEP OUTSIDE

The owners stress that Shelfanger is by far and away the friendliest village they've ever lived in with an active village hall offering clubs and events like the super-popular Wednesday café. Many country walks are on the doorstep with destinations like Boyland Common and Winfarthing in walking distance. Yet because of its proximity to Diss just three miles away, Shelfanger has the best of both worlds. Within very easy reach are supermarkets, schools, The Corn Hall (arts venue), and fast and frequent rail connections to London and Norwich.

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council – Band D

Services: Mains Electricity & Water, Private Drainage (Treatment Plant), OFCH.

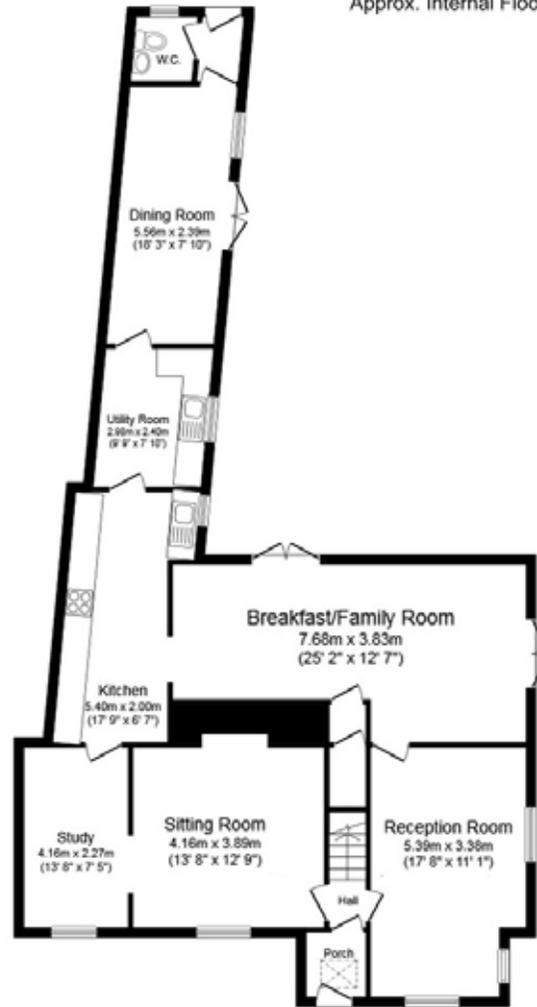
Directions: Proceed from the Diss Fine and Country office along Park Road and take a right hand turn at the mini roundabout onto Denmark Street. Follow this road out of Diss and into the village of Shelfanger. At the cross roads in the centre of the village take a left hand turn and the property will be found on the right hand side.

What 3 Words Location [///blossom.commander.vacancies](http://blossom.commander.vacancies)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	37	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4379  
Approx. Internal Floor Area - 1965 Sq ft / 182.6 Sqm



Ground Floor

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First Floor

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