



'Cottage with a Country Garden'
Diss, Norfolk | IP22 5ST

WELCOME



If toffee-tin English cottages are your passion, here's a wonderful opportunity to live that dream. This four-bedroom example is the real deal and has been meticulously preserved by its enthusiastic owner. Original beamed ceilings and walls, fireplaces, tiled and brick floors, and a beautifully planted garden all add up to the ultimate country cottage experience.







- Pretty Period Cottage
- Convenient Location On The Outskirts Of Diss
- Circa 1623 Constructed
- Approaching A Third Of An Acre Plot (stms)
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Wonderful Conservatory /Garden Room
- Garage/Workshop

This is one of those if-walls-could-talk moments. Deeds for the house go back a long way but further research by the current owner into the type of joinery used point to a construction date of around 1635. There is a great deal of history here.

On the outside, reassuringly solid red-brick walls rise to a glazed pantile roof. Casement windows, made to measure in solid timber and double glazed, offer 21st century efficiencies but with no loss of historic aesthetic. An established hydrangea climbs skywards, its foliage and creamy lace flowers in pretty contrast to the brickwork. Entry through the porch is into a hall where stairs ascend to the first floor. You'll sense, immediately and palpably, that you have stepped back in time. Beams cross the ceilings and walls, sometimes in peep-through formation, while the floor is quarry tiled for practicality. This is a hall that is large enough for secondary purposes, a study perhaps?

The hall gives onto the sitting-room which in turn is joined to the dining room. As cottages go, these two square rooms are a good size. A large stand-alone brick chimney rises through the centre of the house, partially dividing the two spaces, but allowing passageway on either side. One side is currently blocked by a shelf, but access could easily be restored.



* 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.









On the sitting room side, the hearth is open while in the dining room a Villager woodburning stove – large, efficient and recently restored – will do the necessary during cooler months. The sitting room is double aspect with a pitch pine floor and French doors to the garden while the dining room adjoins a modern conservatory. A brick floor in the dining room is just beneath the vinyl flooring seen in the photograph.

The owner spends most of her time in the stunning conservatory which was added to the west side of the property in around 2008. This is an appealing design in natural wood with glass panes floor to ceiling on three sides, giving the room a connectedness with the garden. Sensibly, the roof is solid, in the same pantiles as the rest of the house, meaning the space can be enjoyed in all seasons. French doors lead to a large, sheltered terrace and the garden.

The kitchen, cottage pine units and a terracotta tile floor, might benefit from a little updating but has a good basic layout. A wide opening leads to a large utility, and there is some potential in reconfiguring these two rooms into something a bit more contemporary. At the end of the utility is a wet room.

Upstairs, four bedrooms feature ancient timbers on the walls but not the ceilings, helping to lift the spaces. A family bathroom features an over-bath shower and attractive green panelling.

The enchanting gardens have been beautifully landscaped and planted. A wide terrace in the shelter between the conservatory and the rear elevation is a lovely warm spot, and greatly enjoyed by a fig tree and climbing jasmine. It's just the place to sit and enjoy the garden, next to the large raised pond with its canopy of flowering water lilies. Dappled shade is provided by willow, walnut and cherry trees, as well as by a rose-covered pergola. Grass paths invite you to explore.

There are several outbuildings here awaiting your hobby or storage needs – One garage, two sheds and a large workshop. The opportunities are many, particularly if you are seeking work-from-home potential.

Ample parking is at either end of this wide property.

Solar panels provide most of the electricity and heat the water as well as bringing in approximately £1,500 per annum.

We are informed that PP was in place for the utility room and a cart lodge and garage - part of this has been built (the utility room) the PP is still in place for the Cart Lodge should a new owner wish to build one.









STEP OUTSIDE

The property is situated on a quiet road in Walcot Green. At just over a mile away, the busy market town of Diss is walkable and just a few minutes by car. Here are supermarkets, boutique shops, the mere and The Corn Hall arts centre while Diss station, on the mainline between London and Norwich, will get you into the capital in about an hour and a half. Country pursuits hereabouts are in good supply with walks along the Waveney, and Roydon Fen and Wortham Ling about a ten-minute drive hence.

Agents Notes

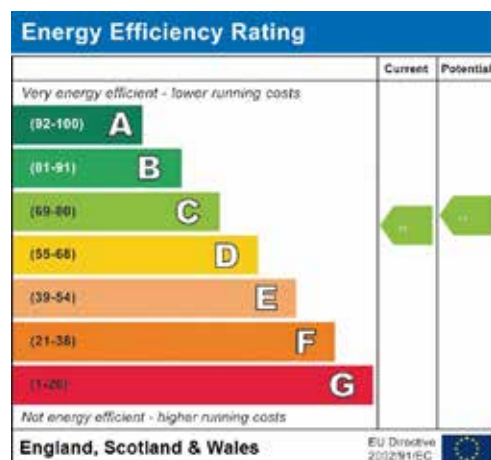
Tenure: Freehold

Local Authority: South Norfolk District Council – Band D

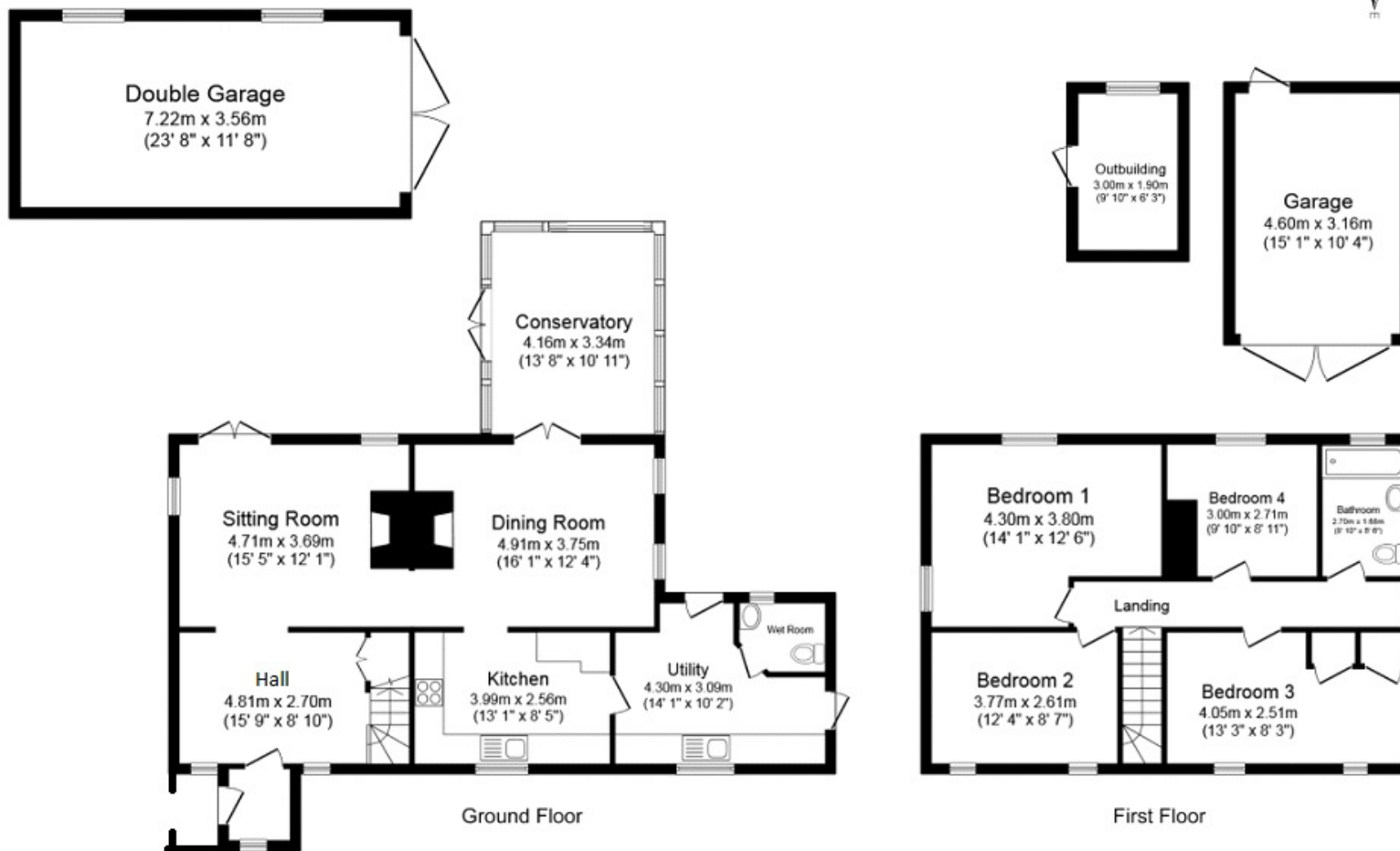
Services: Mains Electricity, Gas & Water, Private Drainage. Gas Fired Central Heating

Directions: Proceed from the Fine and Country Diss office along Park Road. Take a right hand turn into Denmark Street. At the top of the hill take a right hand turn into the town. Follow the one way system and take a left hand turn into Mount Street. Take a right hand turn into Walcot Road and follow the road around to the right hand side onto Walcot Green. The property will be found on the left hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - fillers.exit.newlyweds



Property - DIS4404
 Approx. Internal Floor Area - 1673 Sq ft / 155.4 Sqm
 Approx. Internal Floor Area of Garages & Outbuilding - 494 Sq ft / 45.9 Sqm



For identification purpose only. Not to scale.
 Copyright © patchphoto@outlook.com 2023
 Produced for Fine & Country



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 © 2023 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



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

