

# THE STREET

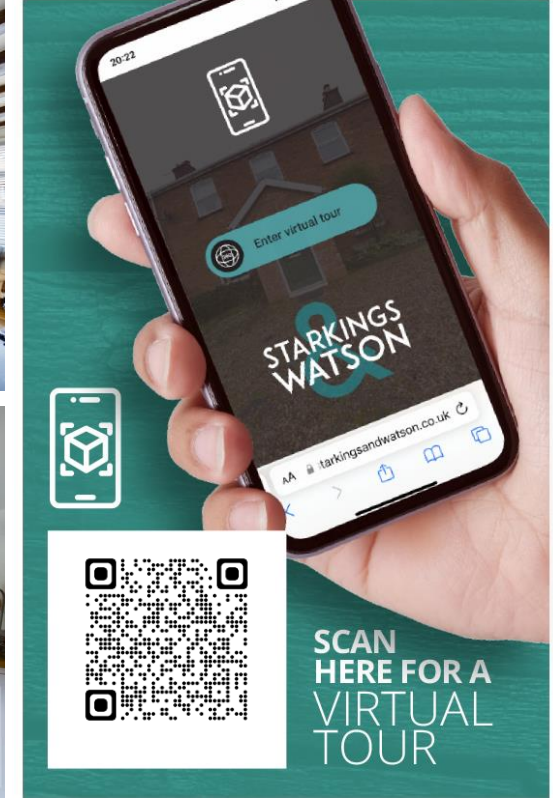
## Scale, Diss IP21 4DR

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01379 450950

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# STARKINGS & WATSON

- Grade II Listed Thatched Cottage
- End-Terrace Accommodation
- Position in Norfolk Village Near Diss
- Character Features in Abundance
- Sympathetically Renovated
- Bespoke Kitchen & Three Reception Rooms
- Three Bedrooms Over Two Floors
- Private South Facing Rear Gardens

#### IN SUMMARY

This CHARACTERFUL GRADE II LISTED home offers accommodation which boasts SOUTH FACING GARDENS and a fantastic BRICK and STONE WALL which runs along the LANDSCAPED GARDENS. Having been RENOVATED using HERITAGE MATERIALS, an abundance of character features can be found including COLUMN RADIATORS and bespoke OAK WOOD DOORS. At ground level there are THREE RECEPTION ROOMS including a SITTING ROOM, SNUG and DINING ROOM. The BESPOKE KITCHEN is bordered by a PANTRY with the LAUNDRY ROOM and FAMILY BATHROOM leading from the Sitting Room. Heading up the NORFOLK WINDING staircase, there are TWO BEDROOMS of which one is EN SUITE with great built-in storage and finally the top floor which is a THIRD BEDROOM - also an ideal HOME OFFICE. Given this properties position in NORFOLK and on the SUFFOLK BORDER, there is excellent access to BOTH COUNTIES by ROAD and RAIL using DISS TRAIN STATION, and a wide range of SIGHTS, activities and COUNTRYSIDE WALKS all in a short distance from this home.

#### SETTING THE SCENE

Approaching this home via the pedestrian footpath, there is a wonderful timber surround which has been painted in period colours and perfectly frames the front door. To the right hand side there is an access which leads to the rear garden.

#### THE GRAND TOUR

Once inside, the pamment flooring underfoot and exposed timber beams immediately in view give a fantastic sense of what is to come when looking around this home. The characterful accommodation has a sitting room on the left hand side, a 'Norfolk winding staircase' with storage underneath straight ahead and to the right a snug/dining room. The sitting room has oak wood flooring, a fireplace which is finished with an oak lintel and herringbone patterned brick work at low level - currently there is no fire in situ but with the chimney in place there is scope to add one. The door at the end of the room leads into a laundry room and in turn, the family bathroom which has a three piece suite including a rolled top bath with clawed feet, a hand wash basin with mixer tap and a low level W/C which is adjacent to a heated towel radiator. The dual aspect snug is accessed via a solid wood door with a pretty stained glass panel, whilst offering sash windows, pamment tiled flooring underfoot and the centrepiece of this room is the inglenook fireplace with herringbone brick hearth and a matching oak lintel - all flooded with light in the morning and evening. Opposite the fireplace, a row of timber beams which partitions you from the dining room which has a vaulted ceiling with Suffolk yellow brick flooring and the room is flooded with natural light. Finally at ground level, the hand made kitchen is finished with solid oak wood work surfaces, with space provided for a gas cooker and the excellent decision was made to leave all the cabinetry at low level. There is a butler style sink, integrated dishwasher, stable-style cottage door to patio and the adjacent pantry which is large enough for a fridge/freezer, has plumbing for a washing machine and is home to the wall mounted gas fired central heating boiler. Upstairs, both bedrooms lead from the landing and have windows facing to front and fitted carpet underfoot. These two rooms are equal in width but the larger of the bedrooms has built-in storage and the smaller of the double rooms has an en suite shower room



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and a storage cupboard large enough to step into. The final room on the top floor is accessed via a further winding staircase with exposed brickwork, storage with bespoke oak wood doors and opens to the third bedroom which would make an ideal home office.

#### THE GREAT OUTDOORS

Stepping outside there is a newly laid sandstone patio with a shingle border which continues along the kitchen wall and to the garden path which is defined with raised flower beds. Straight ahead as you reach the end of the shingle, there is an area of lawn with a covered seating area, to the right further raised flowerbeds with railway sleepers and the brick and stone wall which acts as boundary with a timber gate to side.

#### OUT & ABOUT

The property is located in the village of Scole, located approximately 2 miles outside of Diss, and close to the train station where you find direct routes to London and Norwich. Scole offers local amenities such as a shop, public house and bus routes. Supermarkets, restaurants, schools, a leisure centre, doctors, dentists and more can be found in the neighbouring town of Diss. The local park is a short walk from the property, with excellent transport links into Diss and the surrounding areas.

#### FIND US

Postcode : IP21 4DR

What3Words : ///sandwich.event.alpha

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property is Grade II Listed and with a partly timber frame and clay lump construction. As it is an end of terrace, this home has a bisected garden with right of access for the neighbour. All renovations have been undertaken with heritage materials, extensive lime plastering to preserve the building for years to come.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Floor 2



Ground Floor



Floor 1



GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1115.18 ft<sup>2</sup>  
103.60 m<sup>2</sup>  
Reduced headroom  
42.10 ft<sup>2</sup>  
3.91 m<sup>2</sup>