



'Beautiful Home set in Wonderful Gardens
Shelfanger, Norfolk | IP22 2DG

WELCOME



Exuding the sort of charm that cannot be acquired and comes only with age, this beautiful 17th century Grade II listed English country house and garden is the real deal. There's plenty on offer inside – three bedrooms, two bathrooms, wonderful inglenook fireplaces and, naturally, plenty of old English beams, but outside, the garden is breath-taking – a perfectly private paradise.







- A beautiful Grade II Listed Character Property
- Exceptional gardens
- A large workshop building with power connected
- A quiet village location
- A separate double garage
- Close by to transport links to Diss
- Parking for multiple cars
- A large master bedroom with en suite
- An abundance of Character features
- No Chain

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Like many a beautiful English country home, you wouldn't know it's there, secluded as it is up a gravel drive and behind substantial hedging. But one look at this pretty historic home, creamy lime render under clay pantiles, all set in the middle of a large and seriously charming garden – and it will almost certainly be love at first sight.

The history is obscure – something to be explored perhaps. “Probably C17 (or earlier)” says the Historic England listing, and there can be no real doubt about that – the evidence is before you.

Entry is to a hall with coat cupboard and from there into a large square sitting room, crossed with stout oak beams and with a traditional brick inglenook, as you would expect.

* 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 huge ancient lintel is 15 inches deep and in the hearth sits an unusually large “semi-log-burner”, as the owner calls it, which functions with doors either open or closed and, he says, “puts out lots of heat”. On the other side of this chimney stack is the kitchen fireplace at the dining end of this large room. In this case, however, the hearth now houses a rather special bookcase and wine rack made by the current owner, a skilled cabinetmaker. It’s an ingenious idea but if the original fireplace was preferred then the bookcase can be removed in moments. The kitchen itself might benefit from a little updating but the basic layout is sound and practical and – the main thing – there’s plenty of space. There is also a walk-in pantry.

The family bathroom with pretty box-car panelling, free-standing roll-top tub and period pedestal basin also has a conveniently modern fully tiled shower stall.

The traditional wrap-around English cottage garden has never been bettered and this one ticks all the boxes. Elizabethan in style and laid out in classic rooms, it’s a garden with destinations. Brick and gravel paths entice you through iron gates past yew topiaries towards a finial-topped pergola, a summer house, a delightful knot garden in intricate box. A seating area (one of several) next to the house is pleasantly enclosed with rendered walls and topped with a vine-covered trellis – meaning it’s sheltered and warm in less clement months and a cool shady spot on warmer days. Other fruit trees flourish too – figs, plums, quinces (of course!), and several types of apple. With so many distinct areas, vistas and events, this is a garden you’ll never tire of.



At the far end of the house is a study which, being the other side of the entrance hall and away from the busy-ness of domestic life, is a quiet place to work with the perfect degree of separation. There is also a downstairs WC. Stairs to one side of the chimney stack lead to the first floor. Up here off a long landing are three double bedrooms, one with a long row of handy built-in cupboards, another with an en-suite shower room.

In addition to a double garage, there is also a large workshop of traditional black boards under clay pantiles, lit by a window and skylights – waiting to house your hobby, whatever it may be. There is plenty of off-street parking in a large courtyard shaded by a stand of mature silver birch trees.















STEP OUTSIDE

Shelfanger is a thriving and friendly village 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 F

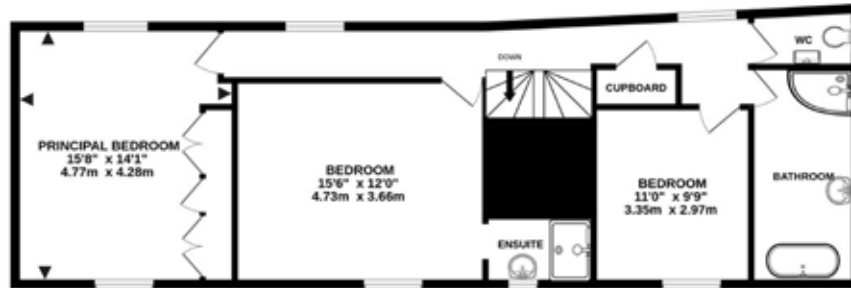
Services: Mains Electricity & Water, Private Drainage, OFCH.

Directions

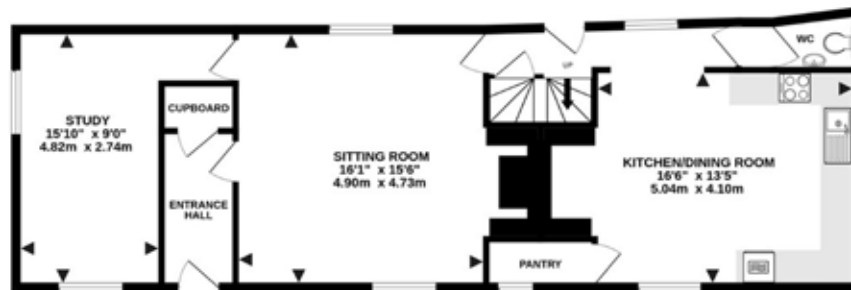
Proceed from the Fine & Country office to the roundabout - take the third exit onto Park Road. At the next roundabout take the second exit onto Denmark Street. Follow this road out of the town of Diss towards the village of Shelfanger. Once you pass the church on your right, Quince house is ahead on the left just before the layby and bus stop.

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 - juror.proved.sleep

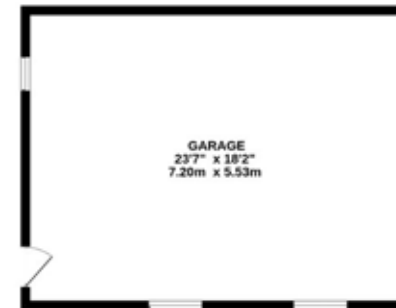
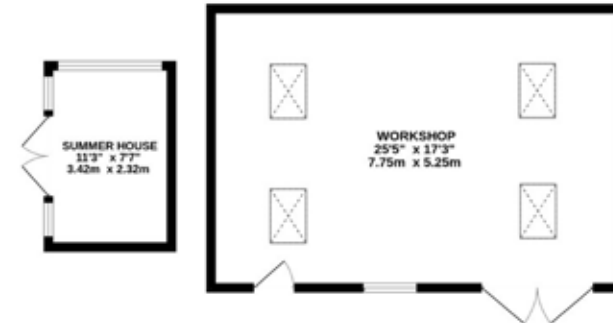




1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.



OUTBUILDINGS
956 sq.ft. (88.8 sq.m.) approx.

TOTAL FLOOR AREA : 2575 sq.ft. (239.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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