



'BEAUTIFUL SPACIOUS COTTAGE'
Short Green, Winfarthing, Norfolk | IP22 2EE

WELCOME



Three cottages, thought to date from 1804, combine into one capacious four-bed family home in this tasteful modern conversion. And with six, possibly eight, reception rooms (depending on how configured – there's much flexibility), there is space for everyone and everything. Family gatherings, parties, hobbies, studying, working from home – all can be accommodated in this lovely home.







- A beautiful four-bedroom Character Property
- Beautiful outside space divided into patio area, formal gardens and wild flower areas
- A quiet and peaceful rural location
- A short drive from the train links and amenities of Diss
- Exceptional views of the surrounding countryside
- Fully renovated to an exceptional standard
- Parking for multiple cars
- Originally dating back to the 1800s
- A fully restored barn located in the back garden
- An exceptional family property

This very successful conversion is a fine example of how best to bring period cottages into the 21st century to create a modern family home. Air and light have been drawn into these dwellings and the result is an expansive and calm home where you can really breathe out. The bright and airy interior has been achieved by stripping back to the bare bones of the building, while still retaining all period features, and sticking to a palette of pale colours and natural materials like wood, brick, and terracotta tile.



On the ground floor, the cottages have been opened to each other in a long continuous run. Only the supporting beams remain of the internal party walls so that light is unimpeded. The central staircase hangs in space, the fireplaces have each been opened on one side – all contributing to the flow.

A sitting room with adjoining study, nicely delineated by a skeletal wall of beams, shares a chimney stack with the family room next door – on this side a large open hearth, on the other side a woodburning stove in the brick fireplace. The two living spaces are separate but joined by the passage down the side of the chimney stack where you'll find two intriguing little niches in the wall – the backs of the original ovens, the fronts of which can still be seen inside the chimneys. These sensitively retained historical features lend authenticity as well as style to this wonderful home.

* 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.

















A dining room with pretty herringbone brick floor and large fireplace (not currently in use) leads to the square kitchen. At nearly 250 square feet, it easily accommodates a sizable table while the “working” part of the kitchen needs just two sides of this generous room. Units and integrated appliances sit behind smart Shaker-style oak cabinets with a long run of black granite countertops. A large archway leads to yet another living space with a modern woodburning stove in one corner. A second staircase in here rises to a large T-shaped loft with striking architectural beams and trusses. Sitting in the roof, this space is lit by skylights as well as a window at the gable end. Due to its size, it suggests a large project room – perhaps an artist’s studio – or a home office for two or more people.

Four bedrooms (and the landing) are all carpeted for warmth, comfort and noise limitation. The occasional beam crosses the pale walls. Views look out to the fields opposite. These are clean, calm, unfussy spaces with a restful atmosphere. The pretty family bathroom retains a period look with its boxcar panelling and Victorian washstand basin. There is a separate WC.

Outside, a suntrap of a terrace crosses the entire width of the building with cottage planting (white hydrangea, climbing roses, alchemilla mollis, Russian sage) spilling over onto the flagstones creating a little oasis of calm. A good plantsman has been at work here. At one end of the house is a seating area with a wisteria-covered pergola providing some shade. A low beech hedge surrounds a rectangular lawn the perfect size for croquet or badminton. Beyond it, three wildflower borders edge the garden, an up-to-date planting scheme which has brought much wildlife into the garden, say the owners – butterflies, bees and moths among others. Flagstones lead down the garden to the perfect spot for barbecues and dinner al fresco with a charming rustic barn providing shelter in the odd shower.



Back downstairs, a later addition of unknown date sits behind the three main cottages. You can see the original back window, still in place, now internal. A long room with French doors to the garden is divided by beams into two areas. South-facing, it’s a sunny room which could be used in a number of ways – a garden room, a work-from-home space, a playroom, or a place to enjoy the garden with a glass of wine?

Also downstairs are a large utility room and a shower room.

The main central staircase leads to a long landing where low beams hang in space – mind your head! – trussing the walls to the chimney stacks.

Winfarthing is a quiet and peaceful village but one with a heart. There is a village hall, a primary school, a church and a pub – The Fighting Cocks – which serves home-made food and hosts live music and quiz nights.



STEP OUTSIDE

The busy market town of Diss is only four miles distant with supermarkets, boutique shops and The Corn Hall arts centre. From here are fast and regular rail connections to London, Norwich and Cambridge. (Journey time by train Diss to London is approximately 90 minutes). By road Attleborough, Wymondham and Norwich can all be reached in half an hour or less and Bury St Edmund's in 45 minutes.

Agents Notes

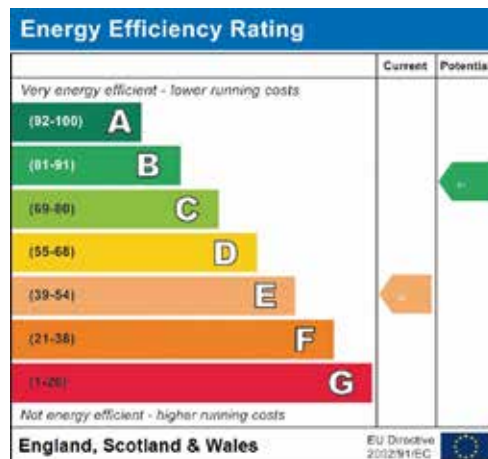
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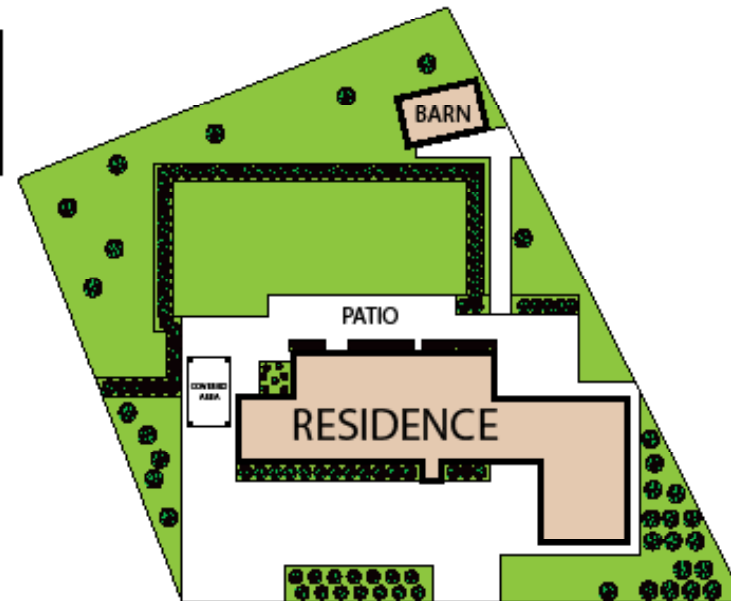
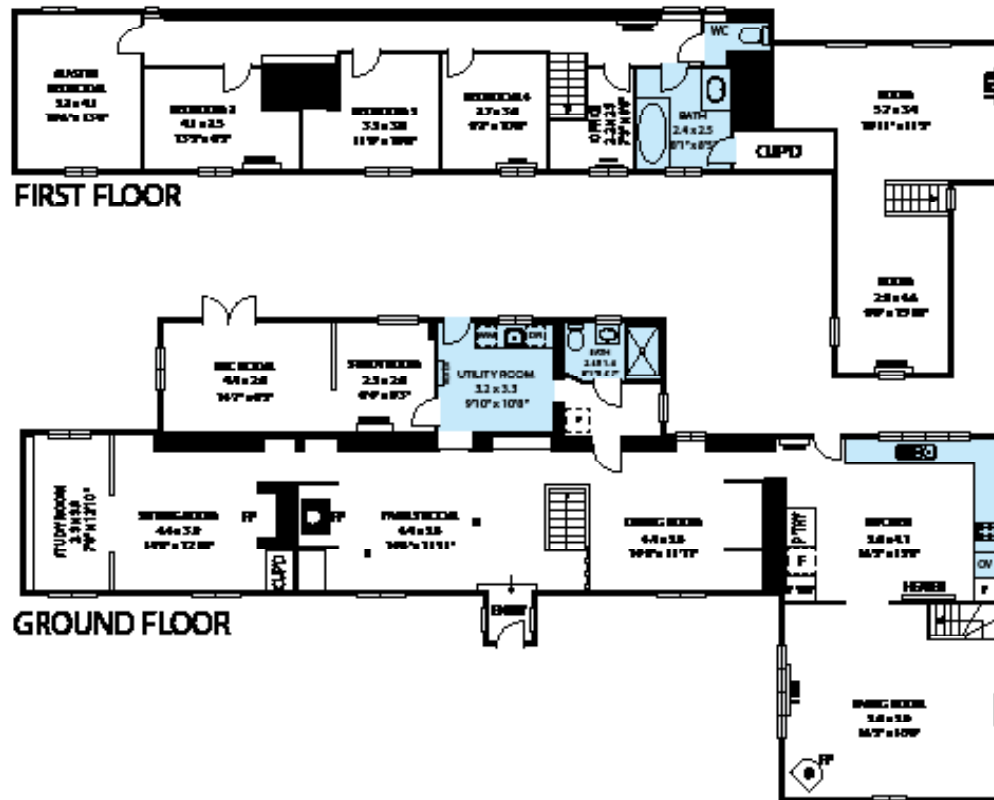
Local Authority: South Norfolk District council-
Band E

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

Directions: Head north from Diss on the B1077 towards Winfarthing. You will pass the pub on your left (The Fighting Cocks) and continue through the village. As you leave the village on the short green road the house will be on your left.

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 - supplied.eventful.observer





Short Green, Short Green IP22
TOTAL APPROX FLOOR AREA 291 SQ.M 3,132 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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