



Low Road, Billingford, Diss

Offers In Excess Of £480,000 Freehold

Energy Efficiency Rating : F

- ✓ Views Over Billingford Common
- ✓ Detached Character Home
- ✓ Approx. 0.2 Acre Plot (stms)
- ✓ Over 2100 Sq ft (stms)
- ✓ Two Feature Inglenook Fireplaces
- ✓ Two Reception Rooms & Conservatory
- ✓ Kitchen/Breakfast Room
- ✓ Four Double Bedrooms

To arrange an accompanied viewing please call our Diss Office on 01379 450950

**STARKINGS  
&  
WATSON**





Overlooking BILLINGFORD COMMON and set behind a timber FIVE BAR GATE, this SUBSTANTIAL PERIOD HOME dates back over 300 years, and includes a 29' GARAGE with ANNEXE POTENTIAL which was a FORMER CHAPEL. With over 2100 Sq ft (stms), the accommodation is arranged over THREE FLOORS, with the GARDENS and PLOT extending to approximately 0.2 ACRES (stms). Once inside, the property offers a blend of AUTHENTIC CHARACTER and more modern additions. With a WEALTH of EXPOSED TIMBER BEAMS and TWO INGLENOOK FIREPLACES including one with a WOOD BURNER, double doors lead from the SITTING ROOM and DINING ROOM into a rear study/hall, kitchen/breakfast room with GARDEN VIEWS, shower room, utility room, conservatory and STORAGE ROOM. The first floor offers THREE BEDROOMS, and family bathroom, with stairs to the TOP FLOOR BEDROOM with EN SUITE. Stunning VIEWS across the COMMON and to the LAST WORKING WIND POWERED MILL can be enjoyed, with WELL STOCKED GARDENS and the GARAGE with MEZZANINE and ANNEXE POTENTIAL (stp).

#### LOCATION

This cottage offers an open aspect to the front looking across to Billingford Common and Windmill. There is a public house just around the corner and the River Waveney. There is good access onto the A143 with the bustling market town of Diss around 4 miles in one direction and Harleston around 6 miles to the other. The town of Diss offers a wide variety of facilities and amenities including schooling for all ages, supermarkets, shops and restaurants, health care, sports and social clubs to name a few. Diss is widely known for its unusual and picturesque mere situated in the heart of the town which dates back to the ice age and its beautiful

surrounding villages. Also present is a mainline railway station providing further links to Norwich and London.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP21 4ND), but to help you...From Diss leaving via Victoria Road on the A1066 follow this road until you come to the main roundabout with the A140. Turn right here following the A140 south. At the next roundabout turn left on the A143 heading East and follow the road until you come to Billingford. Just after the Horseshoes Public House turn right into Low Street and the property will be found a short distance on the left hand side behind a timber five bar gate.

#### AGENTS NOTE

The property utilises a right of way across Billingford Common to the main property and garage. A septic tank serves the property. The vendor informs us that Superfast Fibre Broadband is available via B4RN.

The property is approached from Low Road, using the timber five bar gate, which leads to an area of informal parking on the Common Land to front. Formal parking can be found on the driveway and in the garage. A timber picket fence encloses the frontage, with access leading to the gardens and main property.

Entrance door to:

#### ENTRANCE PORCH

Fitted carpet, window to side x2, door to:







#### DINING/FAMILY ROOM

19' 3" x 15' 9" Max. (5.87m x 4.8m) With a feature brick built inglenook fire place and inset 2019 installed cast iron wood burner with timber beam and pamment tiled hearth, wood effect flooring, radiator x2, television and telephone points, window to side, secondary double glazed window to front, wall lighting, exposed wall and ceiling timber beams, double doors to inner hallway, door to:

#### SITTING ROOM

19' 5" x 15' 5" Max. (5.92m x 4.7m) Feature brick built inglenook fire place with pamment tiled hearth and timber beam, fitted carpet, radiator x2, television point, secondary glazed window to front x2, exposed timber beams, wall lighting, smooth ceiling with exposed timber beams.

#### INNER HALL

Wood effect flooring, radiator, double glazed window to rear, stairs to first floor landing with storage space below, thermostat heating control, doors to:

#### KITCHEN/BREAKFAST ROOM

14' 4" x 9' 1" (4.37m x 2.77m) With beautiful garden views through the fully glazed side entrance door, the kitchen offers a fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, space for fridge freezer and dishwasher, space for breakfast table, secondary glazed window to rear, uPVC double glazed window and door to side, smooth ceiling with recessed spot lighting.

#### SHOWER ROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, electric shower over wet room flooring, heated towel rail, obscure secondary double glazed window to rear, extractor fan, smooth ceiling.

#### UTILITY ROOM

9' 3" x 8' 3" (2.82m x 2.51m) Fitted range of base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled splash backs, space for washing machine and tumble dryer, wood effect flooring, window to rear, electric fuse box, thermostat heating control, smooth ceiling, door to:

#### CONSERVATORY

12' 10" x 8' 10" (3.91m x 2.69m) Of brick and uPVC construction with uPVC double glazed windows to front and side, uPVC double glazed French doors to front, tiled flooring, radiator, vaulted ceiling, wall lighting, door to:

#### STORAGE ROOM

10' 7" x 9' 9" (3.23m x 2.97m) Offering potential for conversion (stp) with concrete flooring, vaulted ceiling, built-in storage cupboard, power and lighting.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in eaves storage access, secondary double glazed window to rear, stairs to second floor landing, built-in airing cupboard housing hot water tank, exposed timber beams, smooth ceiling, doors to:











#### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower, tiled splash backs, vinyl flooring, radiator, obscure secondary double glazed window to side, shaver point, exposed timber beams, smooth ceiling.

#### **DOUBLE BEDROOM**

15' 6" x 11' 9" Max. (4.72m x 3.58m) Fitted carpet, radiator, secondary double glazed window to front x2 with views over the adjacent common, built-in double wardrobe, stairs to second floor en suite, television point, smooth ceiling.

#### **DOUBLE BEDROOM**

11' 11" x 8' 4" (3.63m x 2.54m) Fitted carpet, radiator, secondary double glazed window to front with views across the adjacent common, smooth ceiling.

#### **DOUBLE BEDROOM**

12' x 11' 3" (3.66m x 3.43m) Fitted carpet, radiator, secondary double glazed window to front with views across the adjacent common, exposed timber beams, smooth ceiling.

#### **STAIRS TO SECOND FLOOR**

Fitted carpet, uPVC double glazed window to side, opening to:

#### **DOUBLE BEDROOM**

22' 10" x 10' 3" Max. Some Restricted Height. (6.96m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to front and side with views across adjacent common, built-in double wardrobe, smooth ceiling, door to:

#### **EN SUITE**

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, radiator, uPVC double glazed window to front, shaver point, wall lighting, stairs down to main bedroom, smooth ceiling.

#### **OUTSIDE**

The property enjoys wraparound lawned gardens to the side and rear of the property, with enclosed low level timber picket fencing and a variety of mature planting and shrubbery. The garden offers huge potential to enjoy the bright and sunny private aspect that the property enjoys, whilst also offering some functional benefits such as an outside water supply and access to the external oil fired central heating boiler.

#### **GARAGE**

29' 2" x 16' 2" (8.89m x 4.93m) Double doors to front, window to side x2, power and light, stairs to:

#### **GARAGE MEZZANINE**

19' 9" x 16' 7" Some Restricted Height. (6.02m x 5.05m)









Approx. Gross Internal Floor Area 2192 sq. ft / 203.64 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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