



The Coach House  
Frenze | Scole | Norfolk | P21 4EZ

# CONVENIENT COUNTRY LIVING



The perfect blend of peace and convenience, this is a setting that's hard to beat. Beautiful historic buildings around you and a stream running along the bottom of your garden, make this a wonderful place in which to relax. With birdsong all you can hear, it's hard to believe you're only a mile from Diss and all its amenities.



# KEY FEATURES

- A Unique Detached Single Storey Character Coach House in a Peaceful Rural Location, with Easy Access to London, Suffolk and Norfolk
- Three Bedrooms; Two Shower Rooms
- The Main Bedroom benefits from an En-Suite
- Spacious Open Plan Kitchen/Living Room and Snug Area
- The Property is Bright and Well Proportioned and has Planning Permission for 23.5sqm Extension
- Sheltered Courtyard Garden with Detached Office and Utility Room; Lawned Garden with Hedging and Decking
- Excellent Access to Local Footpaths
- Diss Station a Short Walk Away with Trains to Norwich and London
- The Accommodation extends to 1,318sq.ft
- Energy Rating: F

The location was the initial draw for the owners of this gorgeous home. Set down the end of a long driveway, it's next to a medieval church and spectacular 17th century hall, with gardens leading down to a stream and farmland, plus open countryside around. Life here is peaceful and relaxed, with easy access to London.

## Rich In History

The property is the former Coach House for the hall and over the centuries has been used as stabling, storage, and offices for the farm. It was converted around 20 years ago by the owners of the hall with great care and love, and an eye for design. The neighbouring Frenze Hall is a Grade II listed property dating back to the early 17th century. "We can see the hall from our home but also look out over the church which dates back to the 14th century. It's still used for a candlelit Christmas Carol Concert and is cared for by the Churches Conservation Trust," explain the owners.

## High Standard

"When we came here everything had been done to the highest standard and was well looked after so we have put our own stamp on the house but haven't needed to do major works inside," the owners add. There's also a flexible additional reception area with a wood burning stove, that the owners use as a study/ music room. The whole dwelling is beautifully proportioned with high ceilings and wide doorways that add to the sense of openness and make it wonderfully airy. Furthermore, there is a planning consent to add additional space.





# KEY FEATURES

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## Step Outside

They love entertaining here and have filled the house with friends and family on many occasions for BBQ's and birthdays. The open plan kitchen living area is perfect for social gatherings, with two sets of double doors that spill out onto to the courtyard, and with a bifold door leading out onto the rear garden, meaning the inside and outside space become one late into summer evening.

## Idyllic Country Living

The courtyard garden has views over the church. It's south facing and incredibly sheltered, creating a real sun trap. It's also completely enclosed so it's safe for children and dogs. To the other side of the property there's an enclosed lawned area, raised decking, with a light and airy access to a generously sized office and with a strip of land leading down to the stream beyond. "Children love it here – you can paddle, fish with nets, watch the birds and more. If you fancy yourself as a Wim Hoff you can also immerse yourself in cold water therapy, with the water in winter touching zero" smile the owners. "There's plenty of wildlife to spot, including regular sightings of deer, barn owls, buzzards, and butterflies. Being so far from a road and surrounded by countryside, there's no traffic noise apart from the odd passing tractor, while on clear nights you can stargaze with no light pollution. There are two long distance footpaths near here – the Angles and Boudicca Ways – so it's popular with hikers, but also great for running and biking.

































# INFORMATION

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## On The Doorstep

The village of Scole is located on the River Waveney border with Suffolk, approximately 19 miles south of Norwich. The village is equidistant from the Suffolk towns of Ipswich and Bury St Edmunds (both approximately 20 miles). Scole benefits from numerous local amenities including a well-equipped general store, a pub, The Crossways Inn and The Scole Inn Hotel with restaurant. Further restaurants can be found at The Oaksmere Hotel at Eye or The Burston Crown, Burston for pub food, and are around 3.5 miles away from the property. If you fancy a walk, you can saunter a mile to The Ampersand Taproom and Brewery for freshly brewed beer and street food.

## How Far Is It To

For a wider range of facilities, the market town of Diss is located only 3 miles away. Diss is renowned for its bustling town centre, which enjoys a range of shops, eateries, and traditional markets. The market square, with its historic Corn Hall, serves as a focal point for local events and exhibitions. Diss is also served by a selection of supermarkets, schools, and a mainline railway station with direct services every 30 minutes into Norwich, around 17 minutes journey time and London Liverpool Street within 90 minutes.

## Directions

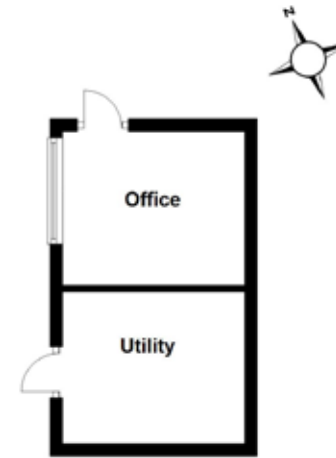
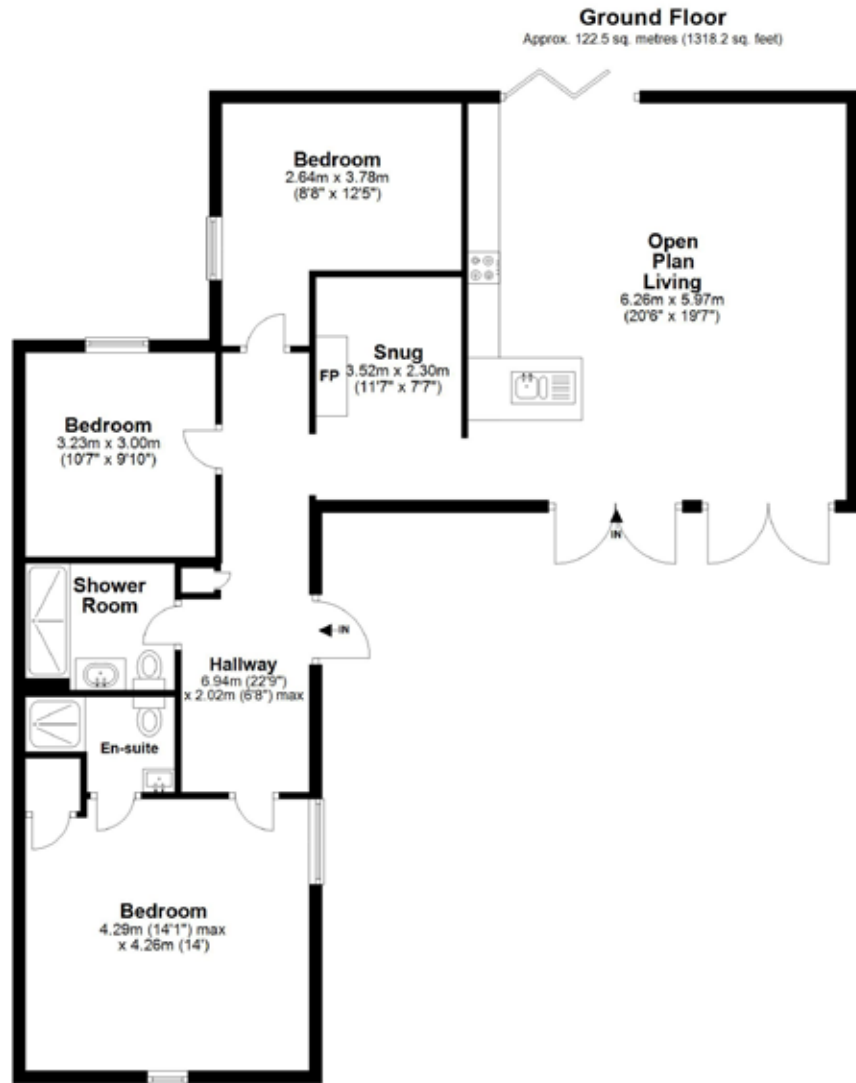
Travel East out of Diss on the A1066. Turn left onto Dark Lane, signposted Diss Business Centre. At junction turn left and travel for approx. 1.5 miles down the track. The Coach House will be found on your left hand side, past the Church.

## 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 - [vanilla.gone.triangles](https://www.vanilla.gone.com/triangles)

## Services, District Council and Tenure

Oil Central Heaters, Mains Water, Private Drainage  
South Norfolk District Council – Council Tax Band D  
Freehold



Total area: approx. 122.5 sq. metres (1318.2 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# FINE & COUNTRY

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