



'Fairy Tale Woodland Retreat'
Didlington, Norfolk | IP26 5AU

WELCOME



This pretty cottage in a forest clearing is certainly not something you see every day. A quaint idyll, surrounded by nature, it's the textbook rural escape. Here you'll enjoy summer outside with woodland walks on the doorstep, while in winter you'll be cosy inside with roaring fires. The four-bedroom main house, separate one-bedroom annexe and assorted outbuildings offer valuable flexibility of use whether you seek a multi-generational living opportunity or space to work from home. Or both.







- A beautiful four bedroom Character Property in an extraordinary setting
- A separate, recently renovated, one/two bedroom annexe
- Approximately an acre of land
- A generous living room with wood burner
- Situated in beautiful Didlington Forest
- Parking for multiple cars
- An array of out buildings with further potential subject to permission
- Perfect for multi generational living
- A short drive from the amenities of Mundford

Dating from 1726, the house was once two cottages on the Didlington Manor estate. You'd be forgiven for thinking it must be listed, yet happily it is not – meaning period appeal without the headache of a listed building. A pantile roof overhangs the unusual frontage of chalk stone blocks with red brick detailing around windows and doors and – quoin-like – on the corners. Flint has been used too – unsurprising since the area has been known for it since neolithic times (famous Grimes Graves is nearby). The result is a neat, solid and symmetrical house with a cheerful bright façade. A central cottage door with long antique hinges invites you inside.

The ground floor comprises a large L-shaped sitting and dining room and a kitchen. Beams cross the ceilings while walls are white and beamless, enhancing the lateral dimensions. Original floorboards have been polished to a warm honey tone. Two brick chimneys contain inglenook fireplaces topped with oak lintels, in each a wood-burning stove. "It's lovely at Christmas time", says the owner, and you don't doubt him.



* 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 Annexe







The kitchen – with its cream Shaker style units, beech counters, butler sink and wide range cooker – achieves the perfect balance between modern functionality and timeless cottage appeal. The brick fireplace now houses the oil-fired boiler. A modern white tiled floor boosts light levels in this practical galley layout.

Also downstairs is a WC.

An open staircase rises direct from the dining room to the floor above. Here are three double bedrooms and one single. In one, the suspended ceiling has been removed to create a vaulted roof, revealing rafters and tie-beams. A long run of cupboards in warm pine provides plenty of storage. Another bedroom has a deep built-in cupboard which, suggests the owner, might easily be turned into an en-suite bathroom – and the plumbing is in place to make such a conversion relatively simple. A spectacular modern bathroom, with large luxury oval tub and stone lined walk-in shower, services these bedrooms.

A former workshop behind the house is now a bright one-bedroom annexe, offering either temporary accommodation for houseguests or a permanent residence for elderly parents. Downstairs is a sitting room, a bedroom, a small-but-perfectly formed kitchen and a bathroom with over-bath shower.

Upstairs a great long bedroom in the pitch of the roof runs the length of the building. A capacious utility with plenty of additional cupboard and counter space joins these two buildings. Apart yet united, these are two dwellings which offer the perfect degree of separation.

“It’s like having four gardens”, says the owner of the one-acre plot where gardens encircle the house. Beyond, on three sides and waiting to be explored, is the forest. Dog-owners and keen walkers will greatly appreciate being able to walk from the garden directly into this beautiful landscape.

A variety of outbuildings – a large barn, a single garage, two sheds, a former kennels and a two-bed caravan – offer plenty of storage or potential workspace.

It would be hard to overstate this fantastic location, tucked away in the forest, all peace and tranquillity. Surrounded by SSSI forests and heaths, the area is famed for its wildlife - yet modern amenities are but a mile away and with a choice of destinations equidistant. The small villages of Foulden and Northwold are closest, the latter with a primary school.





STEP OUTSIDE

Just two miles away is Methwold with a secondary school, while Mundford, four miles away, offers a primary school, an active village hall, sports clubs, a post office, butchers, newsagents, hairdressers and, last but not least, a busy country pub. You may be secluded but you certainly won't be isolated.

Agents Notes

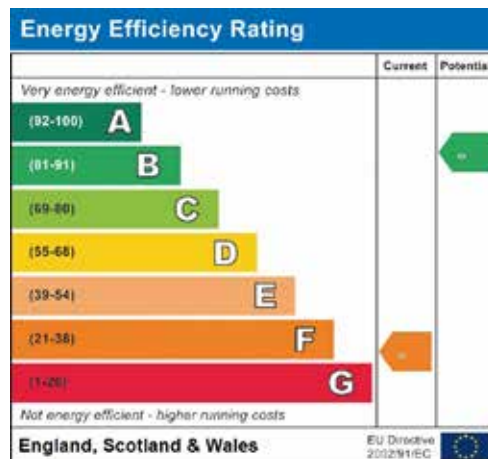
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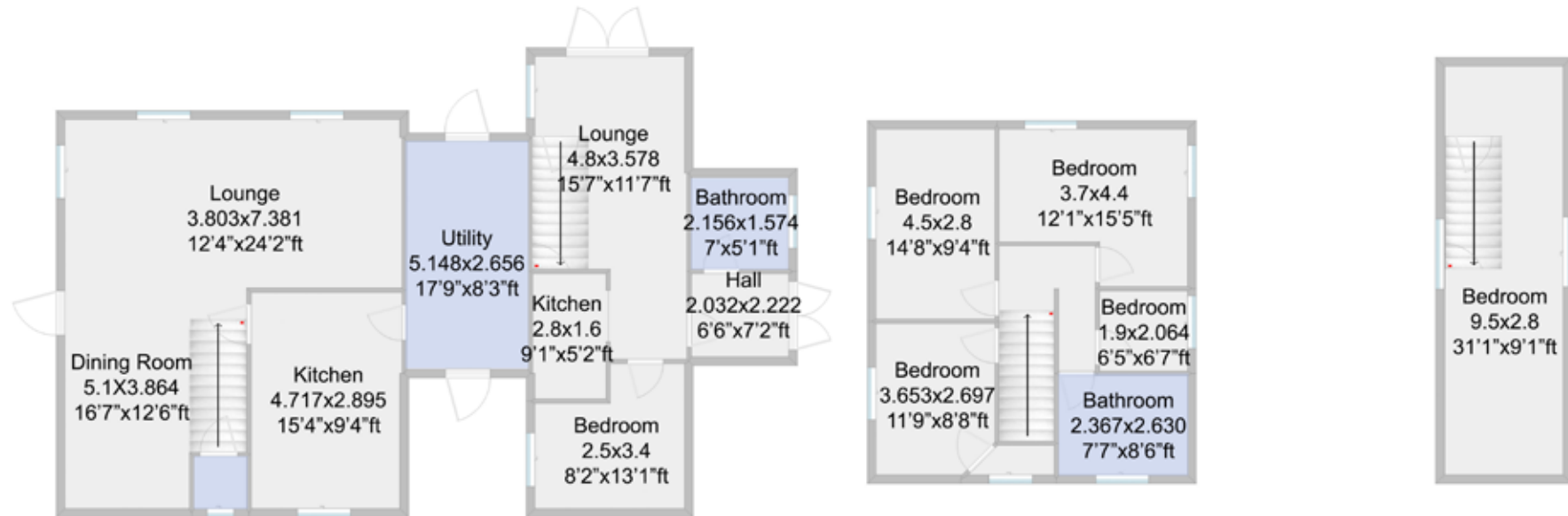
Local Authority: Breckland District Council – Band B

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

Directions: From Diss, head up the A1066 towards Thetford. Then take the A134 through Mundford. At the junction of Brandon Road turn right and follow the road until you reach the property 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 - [///charm.unwound.baseballs](http://charm.unwound.baseballs)





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