



'A UNIQUE ARCHITECT DESIGNED HOME'
Bressingham, Norfolk | IP22 2AP

FINE & COUNTRY

WELCOME



Wow! This one-of-a-kind contemporary home, on the market for the first time since its construction 15 years ago, is an opportunity that we don't often see – and viewings are urgently recommended. The striking house comprises four bedrooms, two bathrooms, abundant living space and a detached one-bedroom annexe - all set in its own delightful acre. All this with a Feed In Tariff generating an income of around £2,500 for 13 years!







- Designed By an award-winning Consultant Architect
- Fabulous Light and Airy Rooms
- Fine Drawing Room
- Wonderful TV “Pod” Room
- Open Plan Large Dining Room
- Fitted Kitchen and Utility Room
- Four Bedrooms Plus One in The Annexe
- Detached Annexe
- Around An Acre of Land - (stms)
- No Onward Chain

Words can't quite conjure up the unusual layout and shape of this unique house, but picture two large squares bisecting at 45 degrees, add a large triangular porch, discard any notions about uniform quadrilaterals and you'll be well on your way to appreciating this logic-defying floorplan. It's definitely one you won't tire of!

The porch, projecting like a promontory from the main body of the house, is intended as an anteroom where outdoor clothing is removed prior to entering the main hall- a practical idea leaving the main hall a more elegant, welcoming space which is free of clutter. This central pentagonal room contains the main staircase and gives access to most other ground floor accommodation.

“Room to grow” were watchwords of the architect's and this concept can be felt in the way rooms flow one to another, often soaring upwards with vaulted or sloping ceilings, the sense of space enhanced by light-reflecting pale travertine flooring and white walls continuous throughout the ground floor. He embraced open plan living, and the use of “zones” rather than separated spaces. The L-shaped kitchen-dining room which wraps around two sides of the hall is a case in point. It's capacious enough for a formal dining area at one end and a less formal area at the kitchen end. Carefully and ergonomically planned, the kitchen is testament to the care taken by the architect who involved himself in decisions at all levels during construction.



* 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.













There is plenty of innovative design and attention to detail, a characteristic for which the Architect was known. There is also a huge amount of storage space, here and throughout the house.

Open to the dining room, the sitting room is delineated by a change in level. Three wide steps lead down into this lofty, double-height room, another pentagon. Note the unusual position of the fireplace – not in a central chimney breast as you might expect, but placed in a chamfered corner so that the flu is hidden behind and the log-burning stove is flush against the wall, tidy and smart – genius! A spiral staircase rises to a mezzanine level with French doors to a south-west facing balcony, the perfect spot for a glass of wine at sunset. A conservatory, open on one side to the sitting room, is cleverly placed under this balcony so that the same view can be enjoyed in less clement weather. The solid ceiling of course also helps regulate temperature. It's all good design.

Leading off the sitting room is a separate television room, another interestingly irregular shape with an asymmetric ceiling. On the other side of the house across the hall are two downstairs bedrooms with a jack-and-jill bathroom between. These enable single storey living if required. Also downstairs are a large utility and a guest cloakroom. Stairs from the central hall take you to an upper level, a self-contained suite which sits in the roof space. Here is a large master bedroom with a luxury, stone-lined en-suite bathroom, and a dressing room with an enviable quantity of built-in closets and room enough to double up as a study, as it does currently.

The self-contained annexe, a regular rectangle in contrast to the main house, is across the drive and contains a large reception room (nearly 350 square feet), a bedroom and a shower room. There are options here: separate guest house, home business, hobby or project room? Also in the block are a garage which offers potential for conversion to a kitchen, and a shed.

The architect-owner was a keen gardener and brought a wide variety to his plot. Distinct zones feature here also, as in the house, with separate areas according to position, orientation and activity – lawns, woodland, well-stocked borders, a raised pond, a bird-watching spot, an orchard. It's a pleasant place to wander which brings, as a family member puts it, "an amazing, almost sensual, sense of peace".

As villages go, Bressingham is hard to beat for its ideal combination of rural charm and excellent wider connectivity.

A somewhat spread-out settlement, it nevertheless is fortunate enough to have a village shop, a gastro pub and an active village hall (shared with nearby Fersfield) offering a variety of events and special interest clubs. The busy market town of Diss is less than three miles distant offering supermarkets, boutique shops and The Corn Hall arts centre. From Diss station, fast and frequent trains depart for London, Norwich and Cambridge. Nearby are the Bressingham Steam Museum and the famous gardens.









STEP OUTSIDE

A little further afield is Redgrave and Lopham Fen on the river Waveney, the largest valley fen in England, known for the diversity of its wildlife including the elusive raft spider.

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council - Band F

Services: Mains electric and water - Electric Air source heating - Sewage treatment plant

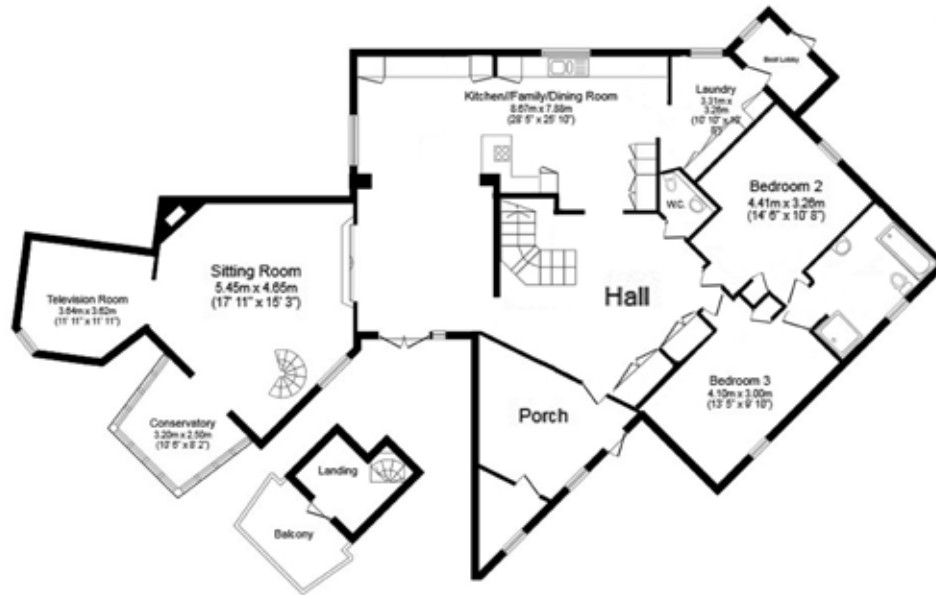
Solar panels we are informed that the solar panels produce a Feed in Tariff income of around £2,500 for the next 13 years.

Directions: Proceed from the market town of Diss in a westerly direction and continue through Roydon ad Bressingham. After you leave Bressingham just past the garden centre take a right hand turn signposted Fersfield. At the T junction turn left and the property will be found on the right-hand side a short distance along

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 - [///branded.scripted.hockey](http://branded.scripted.hockey)

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

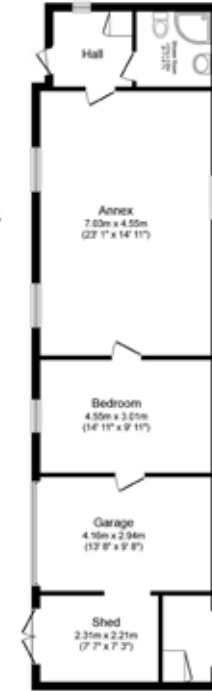
Property - DIS4383
 Approx. Internal Floor Area - 2915 Sq ft / 270.8 Sqm
 Approx. Internal Floor Area of Annex & Garage - 783 Sq ft / 72.7 Sqm



Ground Floor



First Floor



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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