



'A Rural Delight'
Burston, Norfolk | IP22 5TT

WELCOME



A charming period three bedroom cottage nestled in the heart of the beautiful rural Norfolk landscape. A stand-alone property with no near neighbours, this lovely cottage is a peaceful and private place to be. The property has three reception rooms including a large sunroom and planning permission to extend the double garage and add a room to the top floor. There are stunning views across the surrounding countryside and the local village with its highly regarded pub is just a short walk away.







- Charming Detached Rural Cottage
- Located Within A Designated "Quiet Lane"
- Delightful Gardens With Outstanding Farmland Views
- Three Bedrooms
- Bathroom and Cloakroom
- Sitting Room And Useful Study
- Light and Airy Fitted Kitchen
- Excellent Conservatory
- Double Garage With Planning Permissions For Conversion Into An Annexe
- No Onward Chain

"It is the views from the property that originally sold it to me" explains the current owner "The sunsets from the main bedroom are amazing and at night the skies are astonishing - you can see the Milky Way." Countryside surrounds this pretty cottage which is located on a quiet lane on the edge of the quaint village of Burston. The current owners have lived in this lovely property for 27 years and are well placed to extol the virtues of this wonderful home.

"The other factor that really attracted us was how bright the cottage is. Character cottages can sometimes be dark but this house feels so light and welcoming."

The access to this pretty 19th century property is draped in wisteria, its twisting vines creating a lovely, perfumed canopy that embraces the entrance. Stepping into the hallway, you can certainly vouch for the fact that the cottage is naturally bright.

A double aspect sitting room offers uninterrupted views across the countryside from the side window. Exposed beams traverse the ceiling, adding rustic charm and character to the space, while a central woodburning stove stands ready to become a cosy centrepiece on a chilly evening.

There is a lovely double-aspect dining room which is the perfect setting for an evening meal. If you prefer to dine in the property's conservatory, this room can be reconfigured as a snug or playroom.



* 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 kitchen was recently updated with modern, grey, handleless cabinets. The sleek lines of the new units create an elegant, minimalist feel and the white marble worktops and tiles amplify the light that streams in through the rear window and the internal window looking into the conservatory. A dishwasher, tumble dryer, fridge freezer and induction hob are also included in the kitchen. The walk-in pantry is a standout feature of the kitchen, providing extra storage space for essentials.

The large conservatory adjacent to the kitchen is used as a dining room and informal sitting area by the current owners. This is a multifunctional space that blends in with the surrounding garden to create a great area for entertaining. Heating ensures that the room can be used all year round. Double doors lead from this room to the patio and the pretty garden.

Working from home isn't a problem in this well maintained property. There is a downstairs study and Fibre to the property with 1GB Broadband. A newly-fitted ground floor cloakroom completes the rooms to the ground floor.

Three well-proportioned bedrooms, all newly carpeted, are located on the first floor. The stunning location of the cottage is best appreciated from the rooms on the first floor, which have uninterrupted views of the surrounding countryside in every direction.

A stylish bathroom suite with fully tiled walls and a separate shower cubicle serves the bedrooms on this floor.

The enchanting garden, meticulously nurtured by the current owners boasts well-established and thoughtful planting. The garden has been carefully divided into different areas, which adds a magical 'secret garden' charm and invites you to explore further.

There is a pretty patio area directly accessible from the conservatory which offers a perfect spot to enjoy a quiet drink and watch the wildlife first hand. "We see so much wildlife here," the owner explains "most days we see hares and deer and we have a nest of house martins every year, which are very entertaining."

One of the garden's stand-out features is the picturesque pathway adorned with antique bricks and rounded pergola arches which provide a sheltered walkway from one end of the garden to the other. The walkway leads to a gate at the garden's end, which allows access to the fields beyond.

The rest of the garden is laid to lawn, with an assortment of pretty shrubs and plants throughout. There is an ornamental pond which provides an additional point of interest as well as a greenhouse to nurture your gardening passions.

The driveway to the property leads to a double garage where planning permission has been granted to convert the upper level and create annexe accommodation. This provides scope for a variety of uses including accommodation for multigenerational living, an outside office or gym space. The planning permission also includes the installation of bathroom facilities, enhancing the functionality of this versatile space for a wide range of uses.





STEP OUTSIDE

The property sits on the outskirts of the welcoming village of Burston. The village boasts a pretty dining pub and village church and has an interesting social history as the scene of the longest strike in history. A rally to commemorate the strike has been organised on the first Sunday of September every year since 1984.

Burston lies approximately 3 miles north of the vibrant market town of Diss. Built around a six-acre lake known as 'The Mere', Diss lies on the border of Norfolk and Suffolk and is the gateway to the Waveney Valley. With its blend of historic charm and a thriving community, Diss enjoys a range of amenities and easy access to the Norfolk Broads. The convenient transport links make it a great choice for countryside lovers who need to commute as it provides direct services into London Liverpool Street in 90 minutes and Norwich in 20 minutes.

Agents Notes

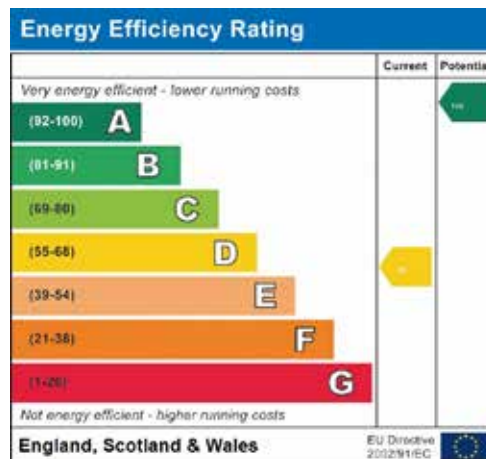
Tenure: Freehold

Local Authority: South Norfolk District Council - Band D

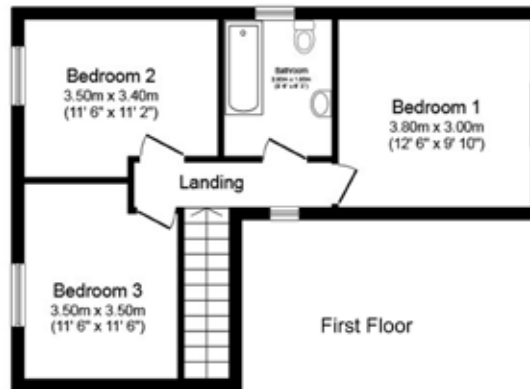
Services: Mains Water & Electricity, Private Drainage (Treatment Plant), Oil Fired Central Heating. Fibre Broadband.

Directions: Proceed from Diss - on Mount Road. At the junction with The Heywood bear right onto Burston Road. Bear left onto Durbridge's Hill and at the top of the hill as the road bends to the right take a left hand turn into Back Lane. The property will be found on the right hand side.

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 - sympathy.vent.performed



Approx. Internal Floor Area - 1114 Sq ft / 103.5 Sqm



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