



'Renovated Rural Cottage'
Gissing, Norfolk | IP22 5UN

WELCOME



Gorgeous Grade II Listed cottage, bursting with character and original features. Lovingly restored by the current owner and brimming with period charm, this stunning three-bedroom cottage offers a superb kitchen with range, a dining room, cosy drawing room and charming sitting room. The property is also offered with useful outbuildings, including one with planning permission for a one-bedroom holiday let.







- Detached Period Grade II Listed Cottage
- Beautifully Renovated and Restored by The Current Owner
- Some Wonderful Original Features
- Pretty Village Location
- Superb Original Bread Oven
- Three Comfortable Bedrooms and First Floor Study Area
- Cosy Drawing Room and Sitting Room
- Dining Room and Excellent Kitchen
- Utility Room and Ground Floor Bathroom
- Useful Outbuildings - One with Planning Permission Granted to Convert

When the current owner purchased this stunning rural cottage in 2005, it was in desperate need of restoration. Every aspect of the property demanded attention. Fortunately, armed with a profound appreciation for history and an unwavering commitment to preserving the past, he undertook the meticulous task of rescuing this historic home.

“There really wasn’t much that I didn’t have to update” he explains, “without renovation, this property would have been placed on the ‘at risk’ register.” The restoration of this former bakery was a project that involved close collaboration with the Listed Building Officer to ensure the property’s integrity was upheld.

He lists just some of the work that was undertaken. “We replaced the floors, removed the original pavement tiles and relaid them where possible, replaced the ceilings, re-wired and re-plumbed throughout, opened up the inglenook fireplace, insulated the property, restored woodwork, replaced the sole plate, replaced doors and windows that were beyond repair - and that was before moving on to the cosmetic updates like installing a new bathroom and kitchen.” he explains.

The finished property is a testament to the owner’s dedication and the careful craftsmanship of the tradespeople involved in the renovation, who worked together to breathe new life into a property that had stood the test of time since 1680.



* 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.













As recently as the late 1990s, the property was the village bakery and the owner was keen to preserve this heritage, restoring the original bread oven as a feature in one of the ground floor reception rooms.

Enthusiasts of historic homes will find much to delight in this enchanting property. The softness of the white limewashed walls balances against the warmth of the exposed beams, creating a harmonious interplay that defines the quintessential character cottage. The traditional panelling and brick flooring that runs throughout the ground floor further contributes to the authentic charm of this wonderful home.

In the sitting room you will find a splendid inglenook fireplace which hosts a large woodburning stove which establishes a welcoming gathering spot. Beams run across the walls and ceilings, telling stories of a bygone era and bearing the marks of time with an authentic patina only years of existence can provide.

An adjoining reception room provides a further room to enjoy which can be adapted to suit a range of uses. Perhaps a playroom for children? Or maybe a downstairs office? In the heart of this room stands a reproduction Victorian cast fireplace, prepared to provide warmth on chilly evenings.

Moving to the kitchen you will find Shaker-style cabinetry in elegant soft grey tones. This well-proportioned room enjoys abundant natural light thanks to the two charming cottage-style windows and a glazed door that opens onto the garden. Oak worktops offer ample room for meal preparation and a sturdy solid fuel Rayburn creates the quintessential cottage atmosphere while efficiently heating two radiators.

There is a useful utility room located to the rear of the property, which provides space for additional kitchen items and access to the garden.

A lovely dining room sits adjacent to the kitchen. This room forms part of the original bakery, which is still evident in the exposed brick chimney and feature bread oven that the current owner has taken the care to restore. In this room a snug corner bench seating area has been thoughtfully added, creating a warm and inviting nook where family meals can be enjoyed. Above the dining room is a room which could easily be used as an additional study area.

The beautifully decorated ground floor family bathroom has been fitted with a free-standing roll-top bath and Victorian-style sanitaryware. The walls have been half panelled and painted in soft, neutral tones which slots easily into the cottage aesthetic of the room.

To the first floor are three bedrooms, one of which boasts a walk-in wardrobe. These rooms exude the same delightful character as the rooms on the ground floor, showcasing exposed beams and wooden floors throughout.

The cottage is situated within a picturesque hamlet of around 10 properties. To the front you will find parking for 3-4 cars. A low garden wall frames the front of the cottage, offering shelter for the ceanothus and wild roses thoughtfully planted there. On the right side of the property, double gates grant access to the rear garden.

The west-facing garden presents a patio immediately to the back of the house. A path stretches from here to the bottom of the garden, where there is a small greenhouse and several raised beds.





STEP OUTSIDE

The garden is securely fenced, delivering peace of mind for parents with young children and pet owners alike. There are several outbuildings, the most notable of which has approved planning permission for a single storey, one bedroom holiday let.

Gissing is a charming, rural village with easy access to the A140 and in close proximity to the market town of Diss. The village is steeped in history and its medieval church stands as a testament to its long and storied past. Gissing is a close-knit and welcoming community, and the current owner has loved the 18 years he has spent in the village. There is a thriving pub, bowling green and community centre with pre-school as well as a fantastic network of footpaths to explore in all directions.

Further amenities can be found in or Diss (5 miles) or Long Stratton (8.2 miles). Diss boasts a variety of shops and services, including a mainline railway station with direct services into London (90 minutes) and Norwich (20 minutes).

Agents Notes

Tenure: Freehold

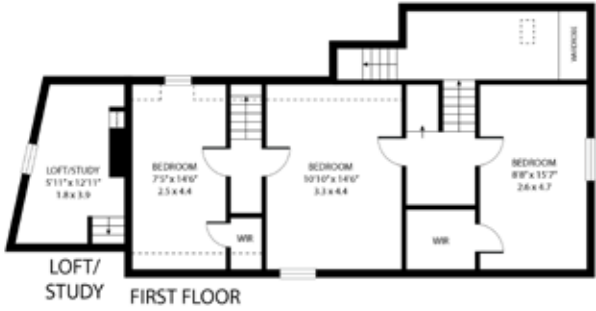
Local Authority: South Norfolk District Council - Band C

Services: Mains Electricity & Water, Private Drainage (Treatment Plant) - Heating Oil Fired Hot Water and Radiators - Solid Fuel Rayburn in Kitchen with two radiators.

Broadband: Currently the broadband provider is B4RN

Directions: From Diss go through the village of Burston, past the primary school and take the next left to Gissing. Coming into the village of Gissing go past the church and through a series of bends and out of the village for about another 1/2 mile and at the sharp right-hand bend turn left into Upper Street. The property will be found immediately on the right.

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 - [///flamingo.objective.websites](http://flamingo.objective.websites)



THE OLD BAKERY , UPPER STREET , GISSING, NORFOLK, IP22 SUN

TOTAL APPROX. FLOOR AREA 1,952 SQ.FT - 180.4 SQ.M

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 error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

MAIN HOUSE	:	1,952 SQ.FT - 180.4 SQ.M
OUT BUILDING	:	793 SQ.FT - 73.7 SQ.M



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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