



'Period House with Enchanting Gardens'  
Alburgh, Norfolk | IP20 0BZ

# WELCOME



Beautiful Grade II Listed period house, overflowing with character, charm and original features. This property offers a gorgeous Aga kitchen, a drawing room, dining room and reception hall as well as magnificent, landscaped gardens by Timothy Carless. Situated on a large, peaceful plot on the edge of a popular village and located close to the amenities of Harleston, this grand property really is in a league of its own.











- Fabulous Grade II Listed Period House
- Beautiful Gardens - Designed by Timothy Carless - Timothy Garden Design
- Set Well Back from The Road
- Commodious Reception Hall
- Drawing Room with Wood Burner
- Formal Dining Room
- Aga Kitchen Breakfast Room and Useful Utility Room
- Around 3084 Square Feet of Accommodation
- Four Generous Bedrooms and Two Bath/Shower Rooms
- 0.46 Of an Acre Plot (stms)

This captivating period home not only boasts a beautiful façade but also holds a rich and intriguing history. The current owner shares details of a brochure she was given when she purchased the property which profiles its interesting past. Believed to have been built around 1650, the house originally comprised three separate cottages, a fact still discernible when viewing the property lengthwise from the loft space. The brochure explains how the current sitting room once served as the village chapel.

“The property has such a warm and welcoming feeling which you notice as soon as you step through the door,” explains the current owner. It’s a wrench of a move from a home she clearly loves and has enjoyed since 2017. When asked which features of the property she particularly loves, she is keen to point out the “kitchen of her dreams” as well as the “wonderful, landscaped gardens”. There really are many reasons to fall in love with this superb home.

As you enter the property, a spacious, tiled entrance hall greets you; painted with soft neutral tones and displaying a hint of the exposed beams you will discover as you explore the property further. A tiled terracotta floor extends throughout the hallway and into the kitchen and dining room and a cantilevered staircase ascends from here to the first floor. Ahead is the downstairs cloakroom and through the wood panelled door on the right is the sitting room.

The welcoming sitting room is a wonderful space, decorated with a restful, neutral palette that offers a canvas for your chosen accents of colour. The room is well proportioned and bright, with windows to the east and west aspects. Exposed beams accentuate the character charm, while a sizeable inglenook fireplace with brick hearth and a log burner adds warmth. You can imagine this room decorated for Christmas, adorned with a large tree, bursting with festive decorations.



\* 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.





























A further reception room is located along the hallway. With plenty of space in the kitchen / breakfast room for dining, this room presents a variety of options for use. The room is spacious, with westerly facing windows that offer pretty views of the front gardens. Exposed timbers further highlight the craftsmanship of a bygone era.

The spacious kitchen / breakfast room is bright and cheerful thanks to its double aspect windows. The open plan layout, with the kitchen cabinets arranged to one side and dining area to the other allows for sociable mealtimes. The bespoke Shaker-style kitchen units are painted a soft sage green and complemented by light granite worktops. The peninsular units provide a casual divide between the kitchen and dining spaces.

Undoubtedly the pièce de résistance in the room is the oil-fired Aga, nestled in the chimney breast. "It's a dream to cook with," explains the owner, who was originally nervous about using this culinary classic. "Now I rarely use my other oven," she concludes with enthusiastic endorsement. The kitchen also includes an integrated dishwasher, oven and induction hob plus fridge freezer.

There is a useful utility room, perfect for the necessities that contribute to the smooth running of a household. This room hosts a central boiler and provides plumbing for a washing machine. There is also a Belfast sink unit and some additional cupboards for extra storage. A splendid garden room looks out across the courtyard and spectacular gardens to the rear of the property. Unlike some conservatory additions that can feel disconnected from the main property, this room seamlessly integrates. The room is centrally heated and carpeted to ensure a comfortable and inviting space all year round. The addition of a tiled roof bolsters its functionality. From here, doors lead to the picturesque gardens.

There are four bedrooms to the first floor. The principal bedroom is a bright, double aspect room, with windows to the south and west. Generous fitted wardrobes provide convenient storage. The bedroom also boasts an ensuite shower room with walk-in shower and underfloor heating.

Bedroom two is a good size with westerly facing windows that overlook the gardens to the front. Exposed woodwork is evident here and there is a useful built-in wardrobe for storage. There are two further double rooms on this floor; both of which offer convenient fitted wardrobes. Bedroom four is double aspect, with windows to the east and west - creating a bright and sunny space. The bathroom is fitted with a four-piece suite which comprises a free-standing roll top bath, pedestal wash basin, low level WC and shower cubicle. The room has been half-tiled with stylish sage green tiles. A vintage towel radiator contributes to the classic design of the room.

The property is approached via a five-bar gate which leads onto a sweeping shingle driveway. There is a detached oak garage with double doors and useful mezzanine storage area.

A path from the parking area runs past a mature border to the front porch. The beautiful gardens were professionally designed and are a stunning feature of the property. Past the formal garden to the front of the house, on the other side of a beech hedge, is a small orchard that has been planted with an assortment of fruit trees.

Through the gate in the mature beech hedge is a large area of lawn. An Indian sandstone terrace provides a sunny seating area.

Stunning courtyard gardens have been created to the rear of the property, with terracing around the lawn and raised beds enclosed by fencing and hedging.





# STEP OUTSIDE



The large gardens, totalling around half an acre (stms), offer a wealth of delightful spots to sit and relish the beauty of this extraordinary outdoor space.

The property enjoys a peaceful, semi-rural position on the outskirts of the picturesque village of Alburgh. The village is located between the market towns of Harleston (5 miles) and Bungay (6.3 miles). Both towns provide a range of amenities including schools, supermarkets, shops, pubs, restaurants and recreational facilities.

Further amenities can be found in the market town of Diss which is located approximately 14 miles away and provides direct rail services into London in only 90 minutes.

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council - Band G

Services: Mains Electricity & Water, Private Drainage (Septic Tank), Oil Fired Central Heating – Oil Fired Aga,

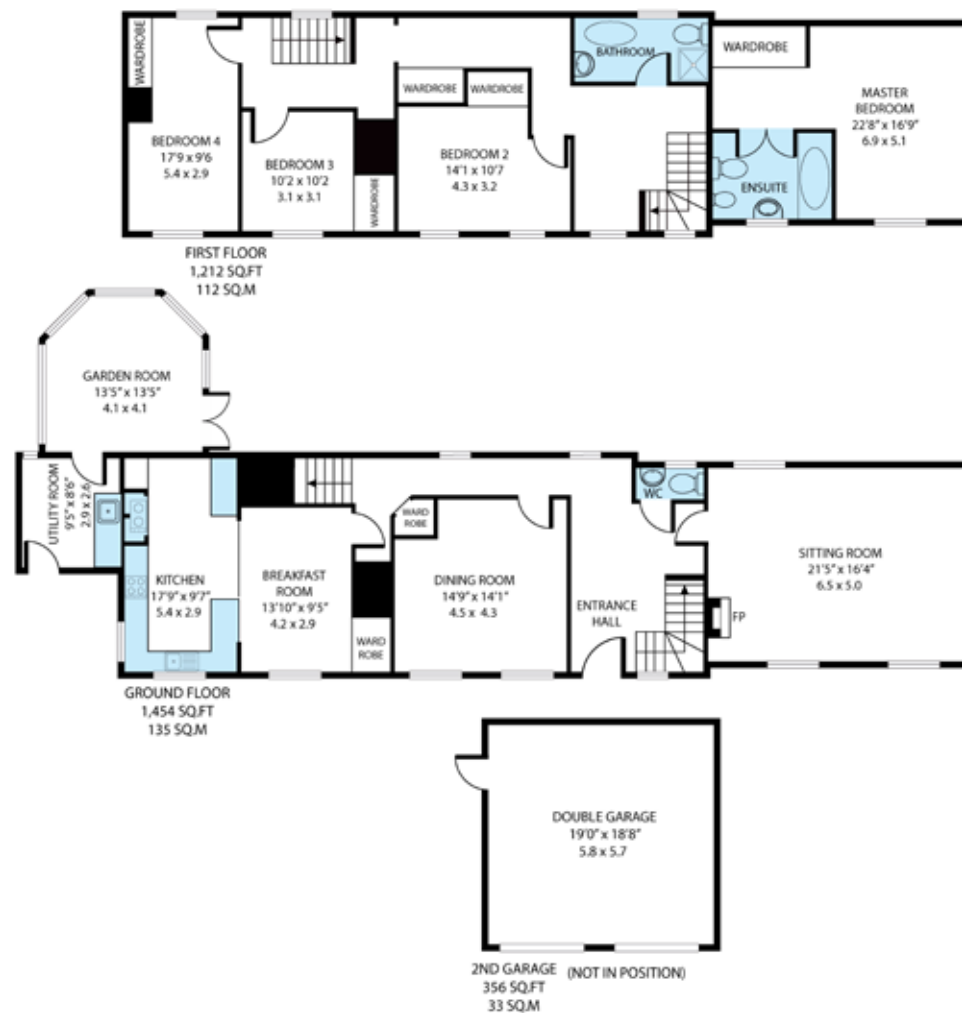
Broadband: Current vendors use BT Broadband – buyers will need to satisfy themselves as to the relevant speeds of this or other providers.

Directions: Proceed from the market town of Diss along the A143 in an easterly direction. Bypass the town of Harleston and take a left hand turn signposted Alburgh. On entering the village continue past the 30 mile an hour sign and continue over the crossroads. Just after the crossroads the property will be found on the right-hand side set well back from the road behind a high hedge.

Postcode - IP20 0BZ

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 - [ambushes.sting.anthems](https://www.what3words.com/)





low Road, Alburgh IP200BZ  
TOTAL APPROX. FLOOR AREA 280 SQ.M, 3,023 SQ.FT

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.



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