



THE GABLES

29 RECTORY ROAD, DICKLEBURGH, IP21 4NW



An imposing and substantial Grade II Listed village house with impressive gothic façade.

This magnificent Grade II Listed building – formerly a girls' home – retains many period features and has been sympathetically extended and modernised, providing spacious and highly versatile accommodation.

The main house incorporates two large reception rooms, currently used as a dining room and living room. Their impressive fireplaces are fitted with working wood burning stoves, and there is an extra reception room off the dining room which could be used for a variety of purposes. Also on the ground floor is a study, cloakroom, further reception room, and stairs leading to the cellar. The kitchen is fitted with a range cooker and a comprehensive range of bespoke hand-built wall and base units. On the first floor are three double bedrooms and two bathrooms, and two more bedrooms on the second floor. In addition to the main staircase in the entrance hall is a secondary staircase which gives access to the second floor.

The extension incorporates a converted barn which is linked to the main house via a conservatory,

creating a private courtyard in the centre. In the barn you'll find a utility room, bar and a mezzanine with a grand piano. There's underfloor heating, which extends to the conservatory and kitchen. Adjoining the barn is the superb master suite, complete with cloakroom and dressing area with bespoke wardrobes, plus a four-piece en-suite.

A passageway from the courtyard leads past the master bedroom to the side garden which has a large, decked terrace, shed and a wildlife pond. There are many established shrubs and mature trees. The walled front garden has iron gates leading to a spacious driveway for several cars and a superb detached double garage with plenty of workshop space and storage on the first floor.





LOCATION

The property is located in Dickleburgh, which is a popular village offering a public house, village shop and Post Office, Primary school, a children's play area and a village green. The market town of Diss is just within a few minutes' drive and offers a wide range of shops and services and a mainline railway link to Norwich and London Liverpool Street.

SERVICES

Oil fired central heating. Mains electric and water with private drainage via a Klargester (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk Council
Council Tax Band F

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.









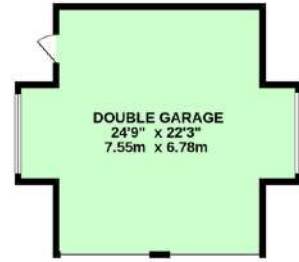
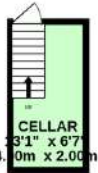




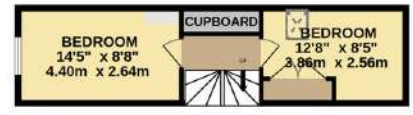
FLOORPLAN

GROUND FLOOR
3785 sq.ft. (351.7 sq.m.) approx.

1ST FLOOR
799 sq.ft. (74.3 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 4873 sq.ft. (452.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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