



1 SHERIFFS COURT
BROCKDISH DISS IP21 4AW



A superb Grade II Listed timber framed 16th Century property, formerly a hotel, occupying its position in the sought after village of Brockdish

This impressive period property offers a wealth of retained character throughout, with downstairs accommodation comprising of an entrance hall, spacious living room with multi-fuel burner and kitchen. There are original stairs leading to bedroom one and two, an updated family bathroom, and further original stairs lead to the large 2nd floor bedroom. The current owners have restored the original floorboards and also updated the heating system. To the rear there is an enclosed courtyard garden, and off road parking for 2 vehicles.

LOCATION

Brockdish is set north of the river Waveney just off the A143 making it very convenient for access to the market towns of Harleston and Diss. Brockdish is approx. 4 miles to Harleston. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. Brockdish to Diss is approx. 7

miles. Diss train station has a mainline rail link to London Liverpool Street. Brockdish to Norwich is approx. 26 miles and is the principal shopping and commercial centre for the County.

SERVICES

Gas central heating, new combi boiler installed in 2022. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band B

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

ENERGY RATING

The property is Grade II Listed and therefore does not require an energy performance certificate.



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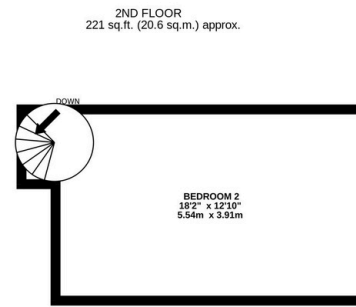
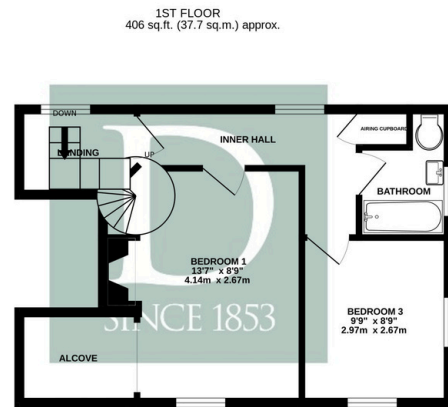
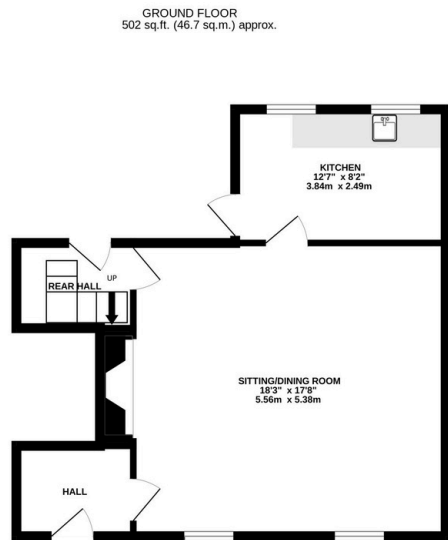


6 miles



BEAUTIFUL
GRADE II
LISTED
COTTAGE

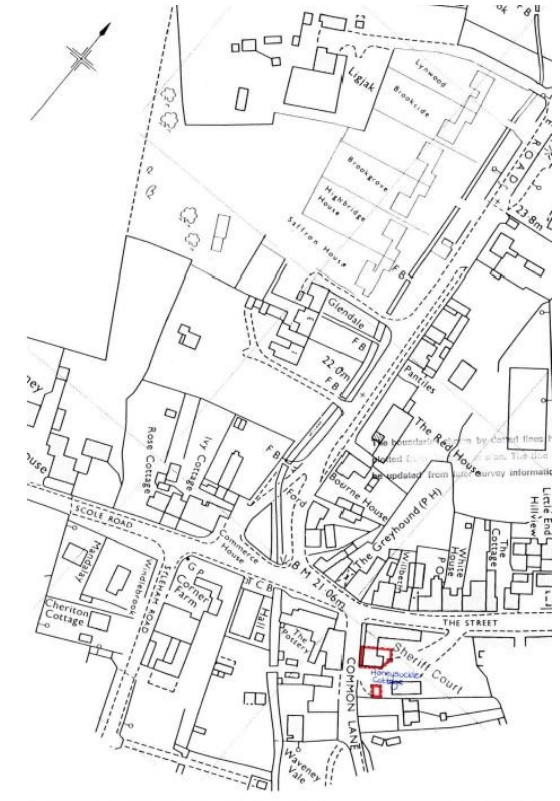
FLOOR PLAN



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 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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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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