



'CHARACTERFUL COACH HOUSE CONVERSION'
Garboldisham, Norfolk | IP22 2SJ

WELCOME



Historic features have been lovingly retained in the conversion of this attractive 19th century coach house, resulting in a beautiful and impressive three-bedroom home that is brimful of character while providing for comfortable 21st century living.







- Stunning Grade II Listed Home
- Former Coach House with Many Original Features
- Spacious Open Plan Kitchen-Dining-Living Area
- Three Comfortable Double Bedrooms - one currently used as a Home Office, ideal for Working from Home
- One Shower Room Upstairs and One Downstairs
- Fabulous First Floor Sitting Room
- Lift to the First Floor & Plenty of Storage Space
- Well-Insulated with Eco-Friendly Air Source Heat Pump
- Delightful Garden with Summer House, Garage and Secure Parking
- No Onward Chain

Hidden up a private driveway, the property forms part of the original coach houses of Garboldisham Manor, dating from 1873. A handsome and substantial building, it has pedigree: it was designed by George Gilbert Scott Jr, of the distinguished Scott architectural dynasty. The owner was closely involved with the restoration and stresses that the conversion was designed to conserve and celebrate the original building.



Entry from the driveway is through an original Queen Anne Revival Style front door with arched detail. A fanlight above admits plenty of light into the bright entrance hall. Notice the enviable quantity of built-in cupboards here, the higher run of which is accessed by a custom-made oak ladder that safely attaches to a rail. You'll see this clever design throughout the ground floor, where efficient use is made of storage space high up.

A large open-plan living area occupies most of the ground floor, with kitchen, dining and seating areas harmoniously joined in a layout ideal for entertaining. The kitchen area is elegant and eminently practical. Lofty ceilings add to the sense of space. The original coach house doors are deployed as magnificent shutters which roll across a glazed aperture with French doors at its centre, leading to a courtyard screened with planters, a lovely sunny spot for coffee in the morning. Two double bedrooms (one currently used as a home office) and a shower room are on this floor, offering opportunities for single storey living and working from home.

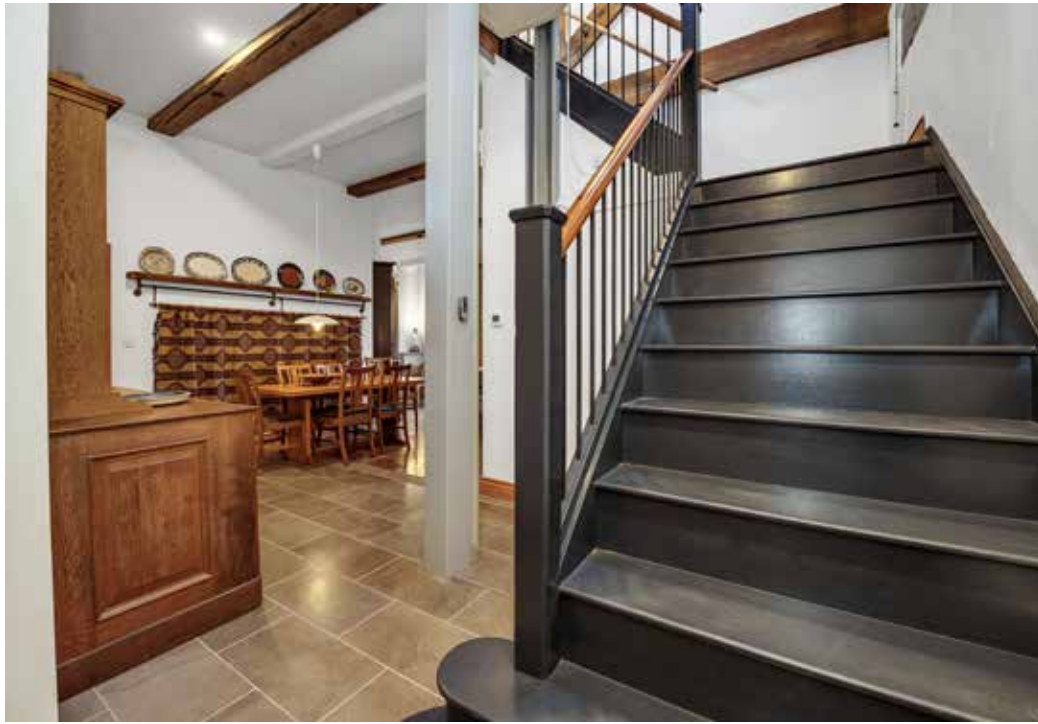
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















There is also a separate utility room, with built-in cupboards, a laundry chute and a butler's sink - all very practical, while very much in keeping with the period feel.

A wide staircase and a stylish and useful Stiltz 'Duo+' lift lead to the upper floor. Here is a spacious second bathroom with walk-in shower and another bedroom with wardrobe and cupboards cleverly built into the pitch of the roof. The rest of this floor is given over to a huge living room lit by possibly the largest Velux windows you'll ever see. With towering exposed beams, this is a statement room indeed and a wonderful area for larger groups to gather. A central spiral staircase leads to a mezzanine area above, from where you can look down to the room below. More skylights illuminate this useful space, which the owner uses as a crafts room. Hobbyists will appreciate not just the light but also the capacious storage afforded by the two insulated lofts accessed from the mezzanine.

In addition to the courtyard, there is a delightful enclosed garden across the driveway. Here is a beautiful summer house, complete with water and power, built in 2020. Its deep veranda invites you to sit and admire the garden from the shade or gaze at the night sky, glass of wine - or cup of cocoa - in hand. If it's chilly, you can keep warm inside thanks to underfloor heating while you look out through a full width of sliding glass New Wave Doors.

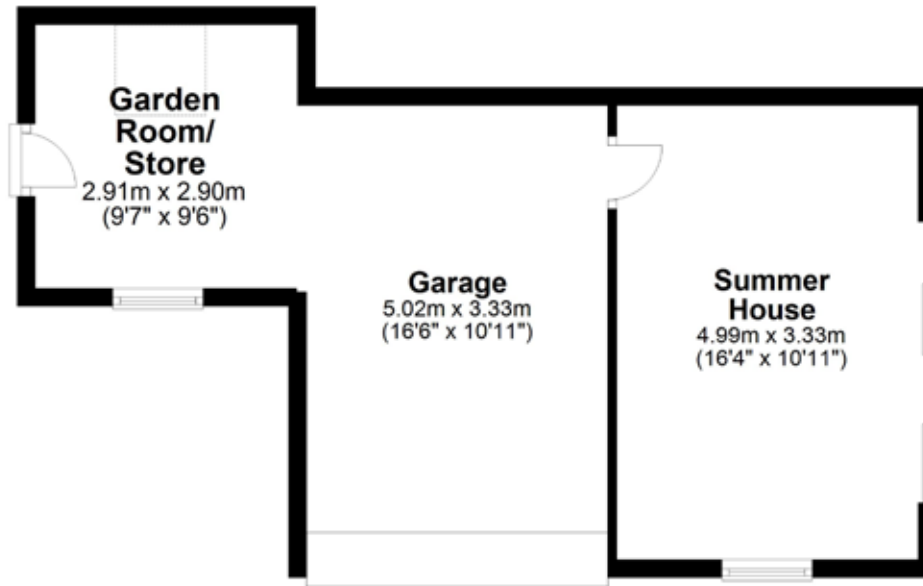
A garage and useful gardening room form the rear part of this fabulous wooden building. An aged garden wall, its brickwork a patina of lichen, offers warmth to apple and fig trees growing against it. Elsewhere in the wildlife-friendly garden, medlar, pear, quince, cherry and plum trees flourish, as do bushes bearing soft fruits.

Garboldisham is a thriving village with a primary school (OFSTED-rated Good), church, a popular shop and post office hosting the pop-up Cafe Piccolo, a community-run pub - The Fox Inn, with its associated social running group, the Fox Trotters - and an active village hall which hosts various sports, social and educational clubs. For art-lovers, the village is part of Norfolk Open Studios. There's plenty going on. For walking and wildlife, several destinations are within easy reach - Redgrave and Lopham Fen, Thetford Forest, and Knettishall Heath Nature Reserve - while Scarfe Meadow and Broomscott Common are in the village itself, conserved by local volunteers of the Little Ouse Headwaters Project.

Connectivity wider afield is excellent. Thetford is just over a quarter of an hour away by car, from where trains depart for Cambridge and Ely, connecting to Norwich, London, Peterborough and the North and Stansted Airport. In the other direction, Diss can be reached in a similar time, from where trains run on the London to Norwich mainline. Historic Bury St Edmunds, with its cathedral, shopping, dining and Theatre Royal, can be reached in a little over half an hour.



Ground Floor
Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 42.5 sq. metres (457.2 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

STEP OUTSIDE

Agent's Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band D

Services: Mains Electricity & Water, Private Drainage (shared with 4 neighbours), Heating –air source heat pump, installed in 2019 under the government's Domestic Renewable Heat Incentive (DRHI) scheme, supplies underfloor heating to the ground floor and to radiators upstairs, as well as the hot water system. The new owner may apply to transfer the remaining years of DRHI grant to April 2026 (currently £468.63 per quarter).

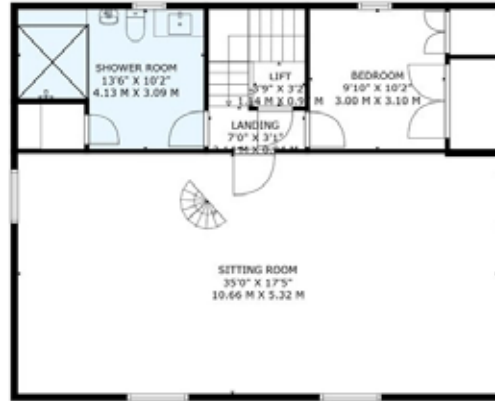
Broadband – Current provider is BT - buyers are advised to carry out their own speed test for whichever provider they wish to use.

Additional Garden & Garage - Within the sizeable, well-fenced garden across the driveway there is a summer house and garage with additional secure parking behind large double gates.

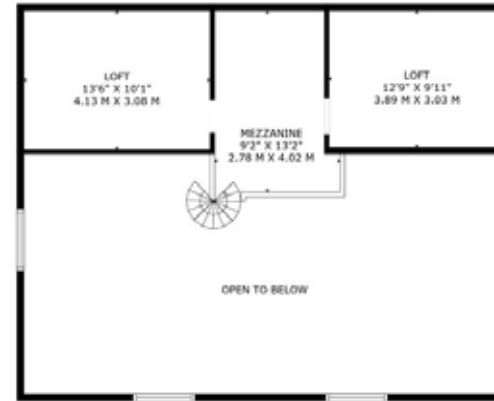
Restrictive Covenant – Owners of the property cannot fence off their courtyard outside the kitchen windows.

Directions: Proceed from Diss along the A1066 through the villages of Roydon, Bressingham and South Lopham. At the crossroads in Garboldisham turn right by The Fox public house onto Manor Road. After a short distance, take the second right-hand turn onto Kenninghall Road (marked Garboldisham Road on some maps) and then take the second driveway on the right-hand side. The property will be found on the right-hand side of the driveway.

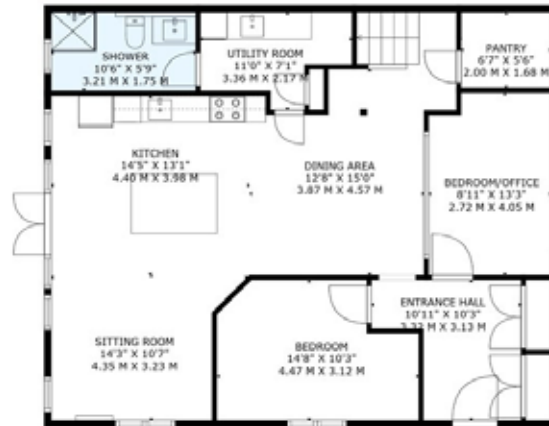
What 3 Words Location - “averts, forge, boomer”



FLOOR 2



FLOOR 3



FLOOR 1

TOTAL: 2388 sq. ft, 221 m2
FLOOR 1: 1021 sq. ft, 95 m2, FLOOR 2: 963 sq. ft, 89 m2, FLOOR 3: 404 sq. ft, 37 m2
EXCLUDED AREAS: UTILITY ROOM: 60 sq. ft, 6 m2, LIFT: 12 sq. ft, 1 m2, OPEN TO BELOW: 571 sq. ft, 53 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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