



ROSEMARY  
FARMHOUSE

# ROSEMARY FARM HOUSE

THE COMMON, STUSTON, DISS, IP21 4AB



The property is a charming Grade II Listed detached cottage overlooking Stuston Common on the outskirts of Diss.

It is an excellent position with an established front garden and large rear garden and excellent terrace for alfresco dining. There is a driveway to the side providing parking for several cars leading to the detached garage.

To the rear is a large conservatory with a door to the side. A door opens to a vaulted inner hall with feature exposed brick wall. It opens to a delightful double aspect sitting room with open fire and wood burning stove. There is an excellent and comprehensively fitted double aspect kitchen/dining room with range cooker. To the rear of the house is a further reception room that can be used for a variety of purposes, a w.c and utility room.

On the first floor are three double bedrooms and a further room that has fitted wardrobes and currently used as a dressing room. There is bathroom with bath and separate shower.

The front garden is bordered by mature hedging with established shrubs. Immediately to the rear of the conservatory is the large terrace

with abuts the rear lawn. At the bottom of the garden is a charming pond providing a haven for wildlife.

#### LOCATION

Stuston village is well positioned on the borders between Norfolk and Suffolk. The market town of Diss is about two miles away and convenient access onto the A143 and A140 with both Norwich and Ipswich around 25 miles away.

The historic market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley. Diss town offers an extensive range of many day-to-day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

#### SERVICES

Oil fired central heating. Mains electricity, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



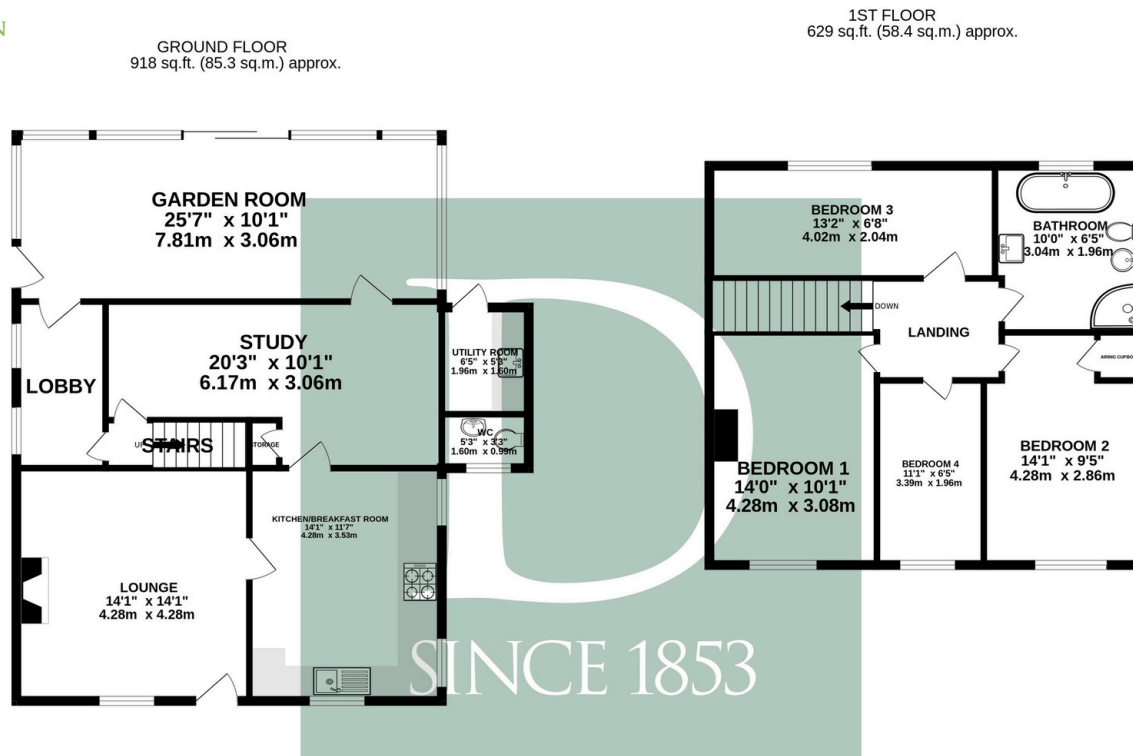






ROSEMARY FAIRBANKS

## FLOOR PLAN



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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## AGENT'S NOTE

The property is approached via a communal track across common land leading to a private drive. The property benefits from right of way over this track.

## LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band F

## VIEWING

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

## LOCATION



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.
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