



SHINGLE HOUSE

THE STREET, TIVETSHALL ST MARY, NR15 2BT



A superbly refurbished and charming village house with wonderful examples of pargeting and a detached outbuilding with garage, gym and office.

The property is a charming and characterful village house that has been the subject of a complete refurbishment by the current vendors. Originally formed from two cottages the house offers versatile accommodation that is well-presented throughout.

The current vendors have also added to the character with the addition of traditional pargeting to elevations creating a wonderful and unique detail to the house.

The vendors have added an open oak framed porch and the front door leads to the entrance hall off which is a cloakroom. To the front are two interconnecting double aspect reception rooms with a double sided open fire. Off the hall is an inner hall with a further sitting area to one end and woodburning stove. The kitchen/breakfast room is a delightful space having been fitted with a comprehensive range of shaker style units, island and pantry. French doors from the dining end open to the garden. Off the kitchen is a useful utility room with a door to outside and also a door to the impressive bathroom with separate shower.

On the first floor are four bedrooms and shower room.

There is a driveway offering parking for several cars leading to the detached garage building. The vendors have divided the space so the garage is for bikes to the front. There is a cloakroom and a gym and stairs lead to a first floor office. On the ground floor of the building and accessed externally is a large workshop.

There is a delightful garden to the property bordered by mature hedging and with a gazebo for entertaining in one corner. Beyond the garage building is pergola covered path leading to a 'secret garden' with greenhouse, raised beds and fruit trees.

LOCATION

Tivetshall St Mary is a popular rural village offering a post office, village hall and primary school. 5 miles South of Long Stratton and 6 miles North of Diss both offering an extensive range of amenities including doctors, dentists, vets, schools, supermarkets, and banking together with a mainline railway line to London Liverpool Street.



7.7 Miles



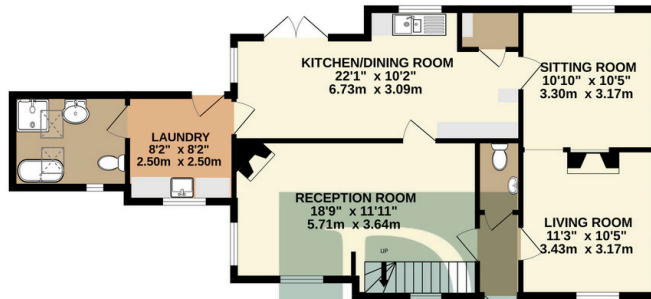


GARDEN IN SUMMER

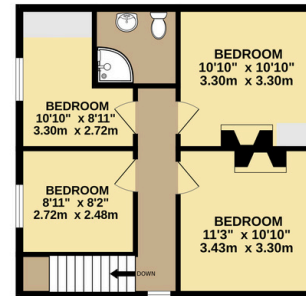


FLOOR PLAN

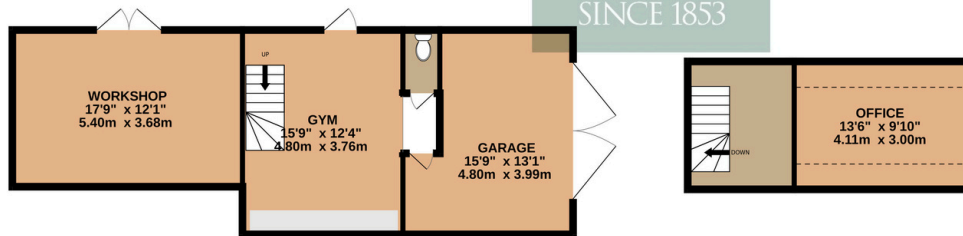
GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.



GARAGE/OUTBUILDING
601 sq.ft. (55.9 sq.m.) approx.



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TOTAL FLOOR AREA : 2109 sq.ft. (195.9 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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SERVICES

Oil fired central heating. Mains electrics, water and drainage are connected. (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

ENERGY PERFORMANCE

TBC

VIEWING

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



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