



THE SHINGLES
THE STREET, WINFARTHING, DISS, IP22 2ED



A charming detached cottage with an abundance of character, substantial detached barn/workshop and delightful established gardens.

The property is a delightful and charming detached cottage which offers characterful and versatile accommodation. It sits at the head of a long drive in a secluded and private position, yet in the heart of the village.

There is an entrance porch with front door to the sitting room. The sitting room has stairs to the first floor and a fireplace with wood burning stove. It is open to either side of the chimney breast leading to a charming dining room overlooking the garden. There is a comfortable double aspect sitting room with large picture windows. Off the dining room is a spacious and comprehensively fitted kitchen/ breakfast room with door to the side and views over the garden. To the rear of the ground floor is room that could be used as bedroom 4 or a study and there is rear hall/boot room, cloakroom and ground floor bathroom. On the first floor are two spacious double bedrooms and a further single bedroom.

At the end of the driveway is parking for several cars and a substantial detached barn/ workshop that has been used as

garaging but could be used for a variety of purposes subject to planning permission.

The gardens are a real delight and wrap around the property. The vendor have created a haven for wildlife and it is well-stocked with a wide array of established shrubs and trees. There is a former kitchen garden area with green house and meandering paths leading to seating areas.

LOCATION

Winfarthing has a primary school and pub and Diss is 2.9 miles with is mainline station to London and Norwich, wide array of shops, schools and local amenities.

SERVICES

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





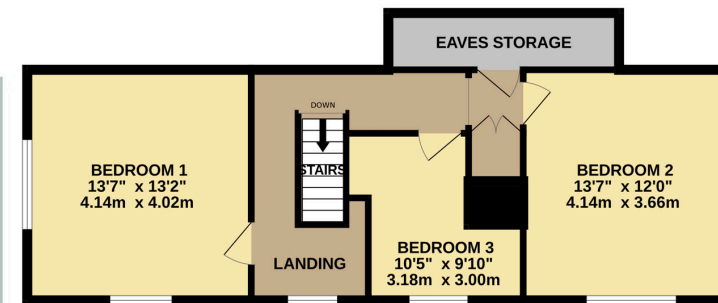
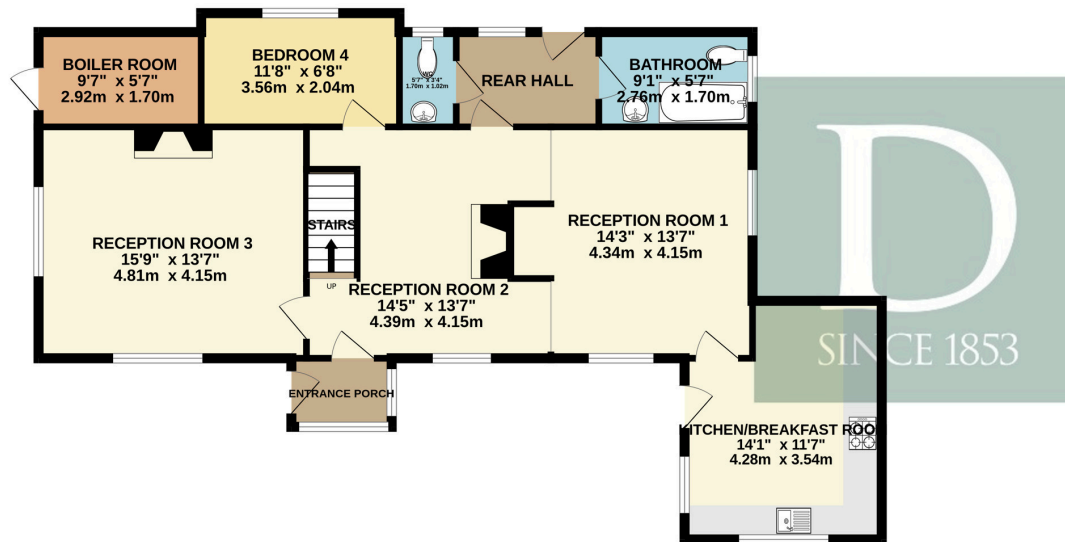




FLOOR PLAN

GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



VIEWING

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

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band D

ENERGY PERFORMANCE

TBC

TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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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