



PINE TREE COTTAGE

SCHOOL ROAD, BRESSINGHAM, DISS, IP22 2AR



An attractive and superbly refurbished period house in an elevated setting with far reaching rural views.

Pine Tree Cottage is a delightful and spacious cottage which has been superbly updated by the current owner and now offers highly versatile and well-presented accommodation with an abundance of character and a wealth of period features. On the ground floor are two well-appointed reception rooms with large feature fireplaces and there is a further reception room which could easily be used as a ground floor bedroom. There is a superb bathroom with freestanding roll-top bath. The kitchen/dining room is a key feature of the house with attractive shaker style units and central island. On the first floor are three bedrooms with the principal being double aspect and benefitting from far reaching views.

Externally is a detached brick garage and workshop. It is considered this would make an excellent annexe subject to planning permission. The grounds extend beyond the cottage and are laid predominantly to lawn with mature hedging and trees.

LOCATION

Located on the Norfolk/Suffolk border, in the heart of attractive countryside, but with good links to Norwich, Bury St Edmunds and the Suffolk Heritage Coast. Bressingham is a popular village with a village shop and primary school, with the larger town of Diss nearby which offers a full range of services, schooling and transport links – including being on the main London Liverpool street to Norwich railway line.

SERVICES

Oil central heating with wood burner. Mains electrics, water and drainage via private treatment plant (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 E



3-4



2-3



1



0.5
Acres



3.7
Miles









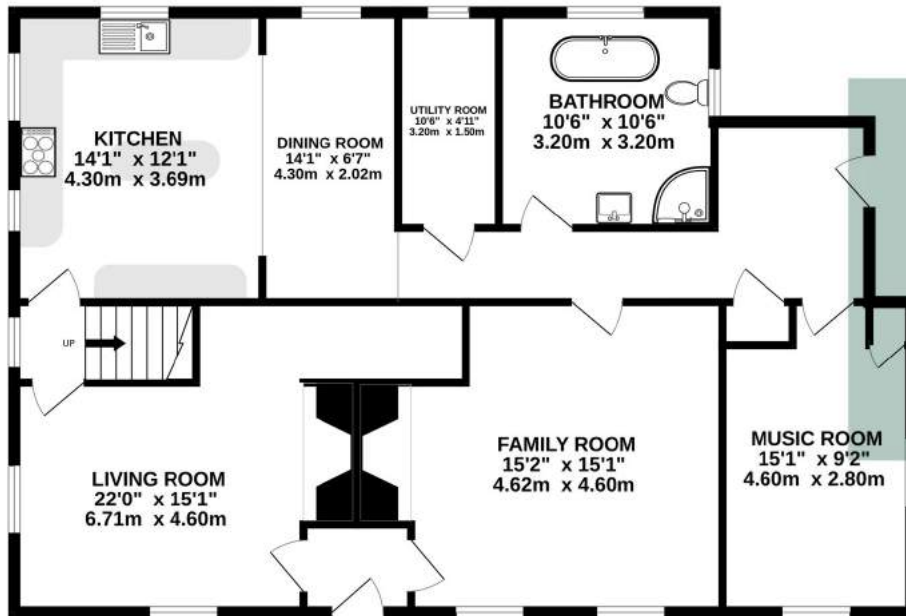


VIEW

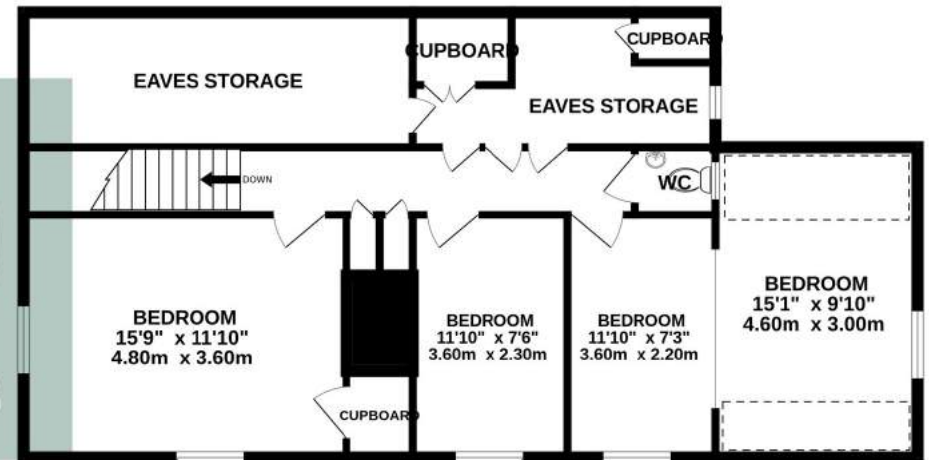


FLOORPLAN - HOUSE

GROUND FLOOR
1175 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.

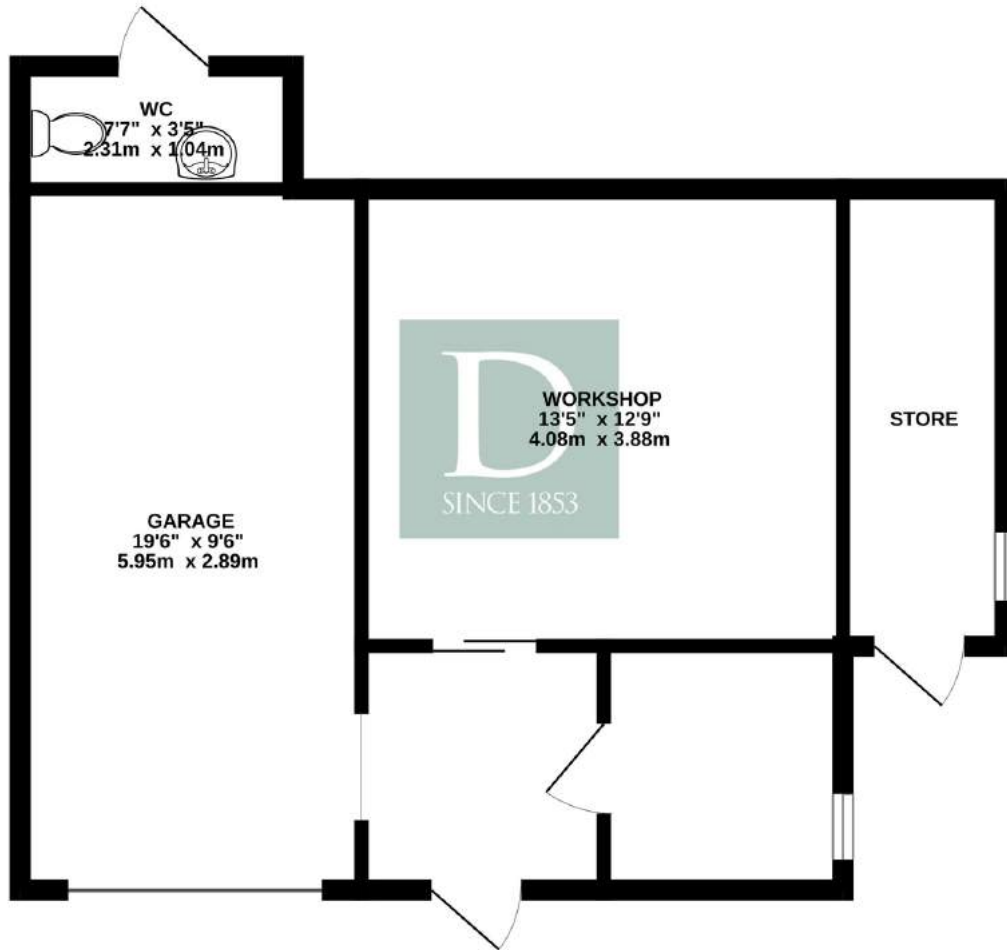


TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.

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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FLOORPLAN - OUTBUILDING

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.

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AGENT'S NOTE

The vendor has been liaising with an architect about sub-dividing the plot and the possibility of planning permission for an additional dwelling. The vendor would be happy to put any interested party in touch with the architects.

VIEWING

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

BUILDINGS CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

DURRANTS

SINCE 1853

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