



Elm Vale Farm  
Denmark Hill | Palgrave | Suffolk | IP22 1AB

# UNIQUE OPPORTUNITY



A superb character farmhouse sitting in around 6.71 acres (stms) situated on the Suffolk border adjacent to the Norfolk town of Diss and flanked by the river Waveney that runs through the land. This property also benefits from three additional dwellings and planning permission for a fourth. From the impressive tree-lined approach to the delightful river border, the grounds are exceptional, while inside the period features are captivating throughout the impressively restored property.



# KEY FEATURES

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- A Magnificent Grade II Listed Queen Anne Farmhouse
- Landscaped Gardens And Grounds of 6.71 acres (stms) with Access to the River Waveney
- Four Bedrooms to Main House With Many Original Features
- Two, One Bedroom Self Contained Holiday Let Apartments with Garden Room and Stunning Courtyard
- Converted Two Bedroom Single Storey Barn with Private Garden
- Games Room/Library
- Timber Framed Barn with Existing Planning to Convert to a Four Bedroom Dwelling
- Fabulous Opportunity for a Holiday Business or Extended Families
- Triple Garage and Plenty of Off Street Parking
- Walking Distance to Diss Town Centre

## Perfectly Positioned

This handsome former farmhouse dates back to around 1710 and was altered in the 19th century, with significant works carried out in more recent times. It's been a happy home to the current owners who have lived here with both their children and extended family. It's only five minutes from Diss and the station so the you can easily get to Norwich and London, yet still live in the heart of the countryside.

## Upgraded And Improved

Over the years a number of improvements have been made, including re-wiring, insulating, plastering, replacing the windows with hardwood, conservation-approved double glazing units and more. There's a beautiful hardwood garden room leading off the splendid kitchen – and this room itself has been kitted out with bespoke solid oak units. Additionally, there is planning permission to convert the old threshing barn into a four bedroom home, so there's further potential here too.

## Living The Rural Dream

This is a haven for wildlife with a variety of garden birds, butterflies and hedgehogs aplenty. If you're keen on growing your own you could do that here, perhaps keeping chickens too: There's no shortage of space so the options are limitless!





# KEY FEATURES

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Elm Vale Farm is approached over a sweeping shingle drive which leads in from the west via an avenue of lime trees and ultimately leads into the east of the barn to a shingle parking and turning area adjacent to the triple garage which has power and light connected. Tall wrought iron gates then take you into a paved terrace which leads up to the rear of Elm Vale Farm and if you turn left, glazed doors give access to the Studio above the garage.

**Studio** - comprising  
Lounge - Kitchenette - Bathroom

## So Much To Enjoy

One of the things the owners really love about life here is the surrounding countryside and all the leisure activities available. With amazing beaches on the North Norfolk and Suffolk coasts and stunning scenery across the counties, it's the perfect place for anyone who enjoys walking, running or cycling. Redgrave and Lopham Fen is a haven for wildlife, while Wortham Ling and Thetford Forest are also popular haunts. The Norfolk Broads are close by and of course there's fishing along the river too. Norwich is a wonderful city with a huge amount of history and culture and a thriving arts scene and Bury St. Edmunds is a very pretty town with lots of interesting independent shops as well as high street retailers.

A heavy timber entrance door leads into the entrance porch with a parquet floor and arched opening into the hallway. Directly in front of you is a chimney breast and if you turn left you go into the dining room but if you turn right you enter the.....

## Drawing Room

A magnificent reception room with double aspect windows to the south and west overlooking the gardens and grounds. The focal point of the room is a wide brick fireplace with a timber bressumer over and inset woodburning stove on a brick hearth. There is a lovely high ceiling and the beams are exposed in this room. There is a door from the drawing room back into the kitchen breakfast room. Returning past the chimney breast through the hallway you arrive in the.....

## Dining Room

Which is another well-proportioned light reception room with windows to the east and west overlooking the gardens. This room is full of character and the beams and studs are exposed. There is a smaller brick fireplace in this room, again the chimney breast is exposed. The hallway and the dining room have a lovely parquet floor and there is a useful recess to the left of the fireplace in the dining room and again a door returning to the kitchen breakfast room.





# KEY FEATURES

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## Staircase Hall

From where the stairs rise to the first floor and there are steps down to the study. Taking the door from the dining room you arrive in the

## Kitchen Breakfast Room

At one end of this room there is a range of bespoke oak wall and base units with silestone worksurfaces. There is a one and a half bowl sink unit with mixer tap over. The kitchen has a lovely pamment floor and a breakfast area which has windows to the east and south so you get the morning sun streaming in here, much of the timber frame is exposed in this room showing the studs and main beams. There are glazed doors from the Kitchen Breakfast room into the.....

## Conservatory

Of timber and double glazed construction on a brick plinth. Again there is a pamment floor in here and it overlooks the gardens and the terrace. Returning to the staircase hall, if as you enter this hall you take the doorway on your right, four steps take you down into the....

## Study

With exposed timbers, an easterly facing window and pamment floor. Returning to the staircase hall, if you take the stairs up to a mezzanine landing the door in front of you takes you into a...

## Bathroom

Which is fitted with a three piece white suite comprising panelled bath with shower attachment and glazed shower screen, low level WC and pedestal wash basin. There are some exposed timbers in this room and it faces east so you get the morning sun shining in here.

Continuing up the stairs to the first floor you arrive at the landing. On your right the stairs continue up to the second floor but if you take the door on your left you enter .....

## Bedroom Two

Which is a well-proportioned light room with windows to the east and west. The beams and studs are exposed in here and there is a brick fireplace with exposed brick chimneybreast and a wardrobe recess to the left hand side of the chimney breast. Incorporated with the chimney breast another wardrobe recess to the right of the fireplace. This room has two westerly facing windows overlooking the gardens and a door to the right hand side of the chimney breast then takes you through into the.....

## Master Bedroom

A stunning bedroom with windows to the south and west overlooking the gardens and grounds and indeed providing far reaching farmland views to the south. This is another room with a high ceiling with exposed beams and studs There is a brick fireplace in this room with timber bressumer over and exposed brick chimney breast. There is a deep recess to the right hand side of the chimney breast and a door from the master bedroom takes you into a....

## Dressing Area/Seating Area

From this area there is a secondary staircase which leads down to the kitchen so you don't have to walk through bedroom two to get to the master bedroom. Also off this dressing area there is a door into the.....

## En Suite Bathroom

Which is fitted with a four piece suite comprising; corner-shower, corner bath low level WC and pedestal wash basin. The floor is tiled and there is a window overlooking the gardens and heated towel rail/radiator in here too.

Going back to the landing if you take the stairs further up there is another mezzanine area directly in front of you which is used as a third double bedroom with easterly facing window, exposed beams and studs and if you take the stairs up to the second floor you arrive onto a sizeable landing with windows to the north and east which at present is used an occasional bedroom, there is a useful shelved linen cupboard in this area, another eaves cupboard and if you walk past the chimney breast you arrive in.....

## Bedroom Four

Which is another lovely double bedroom with windows to the east and south so the morning sun streams in here. Part of the timber frame is exposed in here showing the purlins and braces and there are great farmland views to the south.

## Garden Room

Which is suitable for a variety of purposes, this room has a vaulted ceiling and part of the frame and the purlins are exposed. There is a pamment floor and glazed doors out onto the courtyard. Adjacent to the garden room another door takes you into the second of the apartments.

**The Granary** - Which comprises  
Sitting Room - Kitchenette - Shower Room - Cloakroom -  
Double Bedroom - Bathroom.

Returning to the walkway to the rear of Elm Vale Farm, through the courtyard a doorway diagonally opposite you, takes you into the.....

## Library/Games Room

This is a wonderful room suitable for a variety of purposes with vaulted ceiling, exposed rafters, purlins and tie beams and there are windows to the east and west. At the far corner of this room is a small bar unit. Returning to the walkway, if you turn left you then enter another courtyard between the library/games room and the eastern wing of the main barn which has already been converted. If you proceed directly in front of you huge doors give access to the main barn which has planning Permission for conversion to residential.

Taking the pathway to the single storey wing of the main barn which has already been converted a door takes you into the.....

## Single Storey Barn Conversion

Which comprises  
Hall - Kitchen Breakfast Room - Living Room - Bathroom  
Two Bedrooms.  
This wonderful barn also benefits from its own private rear garden.

Continuing to the terrace immediately to the south east of Elm Vale House you notice there is a single storey range of outbuildings one of which is used as an implement shed. The next one is used a laundry room and there is a range of fitted wall and base units in here, the floor is in brick, there is plumbing for washing machines and there is a little room off this housing the boiler. Further along is the gardener's loo which is rather an ornate low level WC and wash basin with water heater over and the next building on is another boiler room. To the north east of the house there is a lovely walled garden principally laid to lawn bisected by a pathway and there are raised beds and borders around this part of the garden. A little pedestrian gate then takes you through to the enclosed gardens to the west of the house which again are mainly laid to lawn with mature shrubberies and flower beds enclosed by fencing and hedging and there are some mature trees.

There are further gardens to the south of the house which are divided by hedging. To the north of this part of the garden there is an extensive area down to grass interspersed with various trees including fruit trees.











EAT, SLEEP  
GAME REPEAT

CAN'T  
HEAR YOU  
I'M GAMING!

JUST 5 MORE  
MINUTES











# The Studio







The Granary





Single Storey Barn Conversion

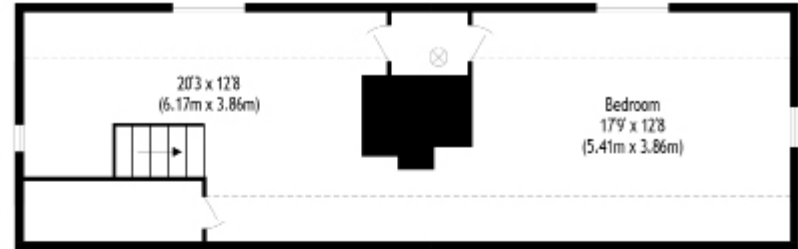
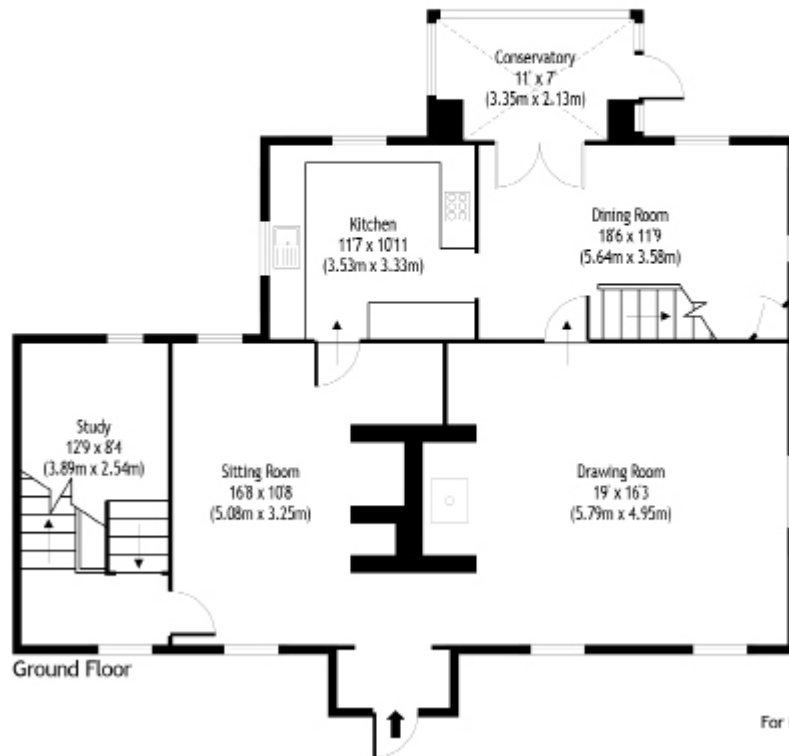




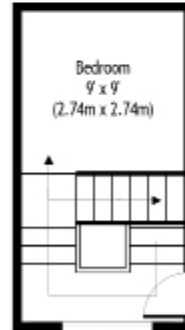




DIS769, Palgrave  
 Approx. Gross Internal Floor Area - 2881 Sq ft / 267 Sq M



Second Floor



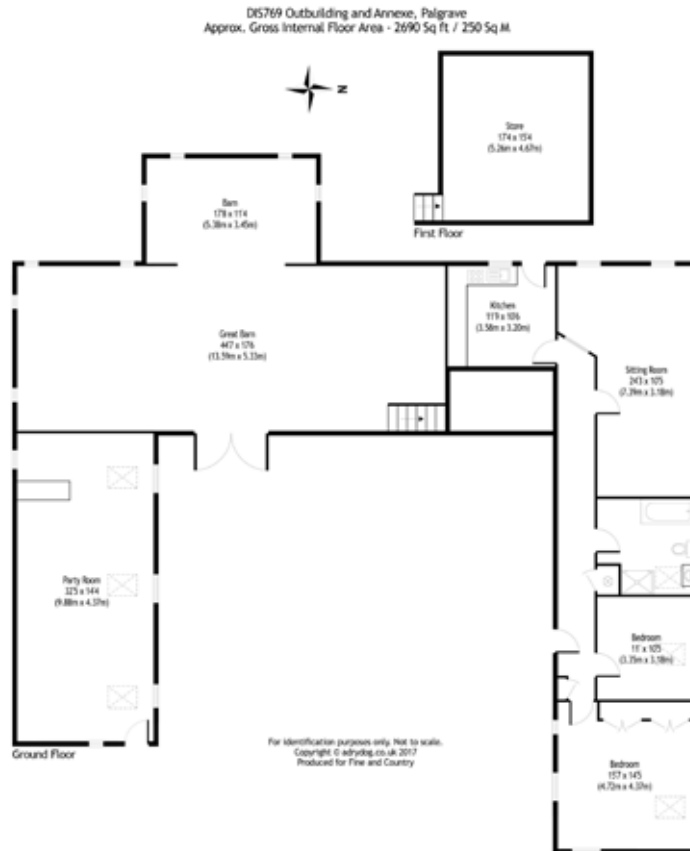
Half Landing



First Floor

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# INFORMATION



Most of the land extends away to the north and east and of particular note is the wonderful walk along the river which forms the northern boundary to the property and Elm Vale Farm has Riparian rights. To the east of the existing drive there is an area of grassland, some more fruit trees. We understand that the gardens and grounds in all extend to 6.7 acres (stms)

## On The Doorstep

The property enjoys a stunning position adjoining the River Waveney on the edge of the popular village of Palgrave in Suffolk. Palgrave has a church and primary school. Hartismere High School in Eye has a very good reputation. Diss, which lies just across the other side of the River Waveney has a wide range of shopping facilities and amenities including a mainline rail link to London's Liverpool Street Station (journey time approximately 90 minutes).

## How Far Is It To?

Palgrave lies about a mile south of the market town of Diss. Diss has a range of shopping facilities and amenities together with a mainline rail link to London's Liverpool Street Station (journey time approximately 90 minutes). The castle town of Eye is some five miles south of Palgrave and offers a further range of facilities and amenities. The county town of Ipswich is about 20 miles to the south and the City of Norwich about 22 miles to the north. The Georgian town of Bury St Edmunds is some 21 miles to the south west

## Directions

Leaving Diss in a westerly direction along Victoria Road proceed straight over the roundabout just past the Park Hotel and then turn left. Proceed past Fair Green and over the River Waveney Bridge whereupon the entrance to the property will be found on the left hand side.

## What Three Words Location

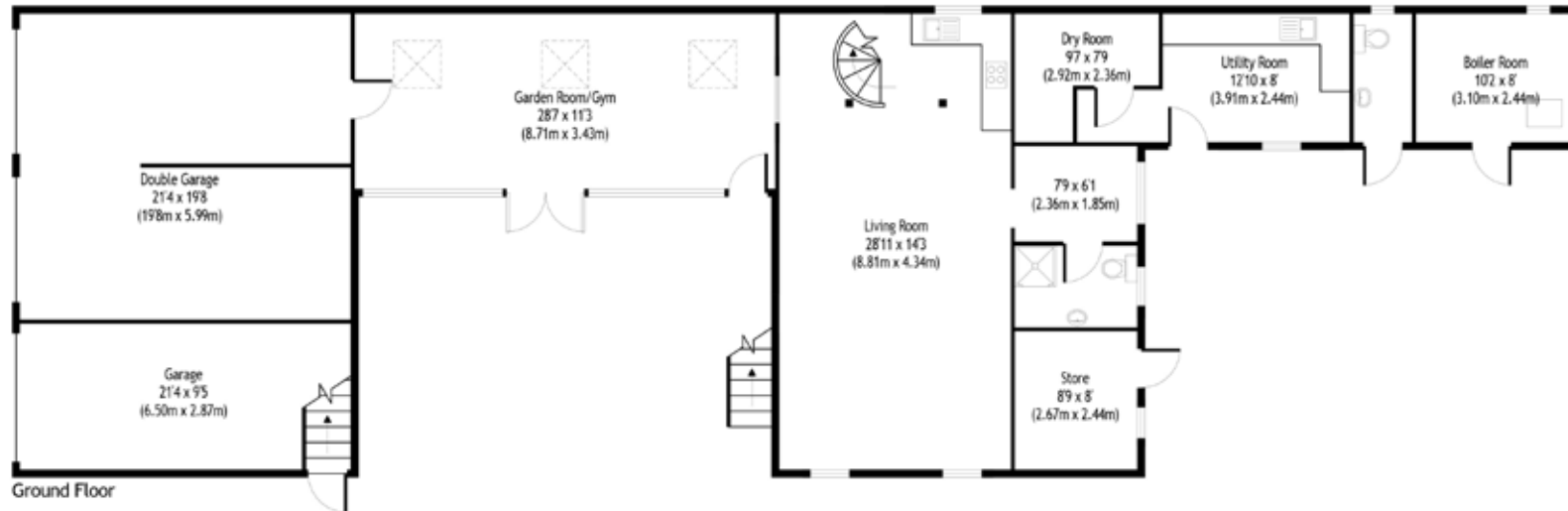
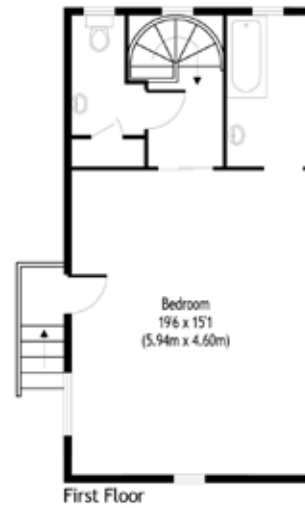
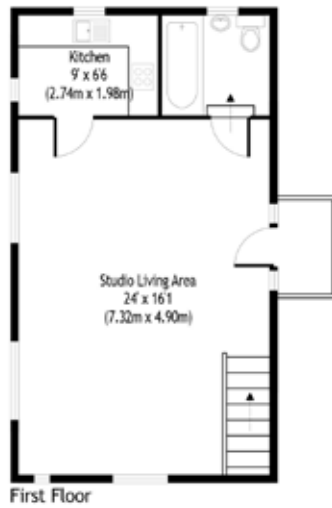
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... poems.deliver.complies

## Services, District Council and Tenure

Gas Central Heating, Mains Water & Electricity, Private Drainage.  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
South Norfolk District Council - Tax Band G  
Freehold

PLEASE NOTE: Under section 21 of The Estate Agency act 1979 we confirm the owner of this property is associated with Fine and Country Diss

DIS769 Outbuildings, Palgrave  
Approx. Gross Internal Floor Area - 1138 Sq ft / 106 Sq M



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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