



103 Common Road
Bressingham | Diss | Norfolk | IP22 2BB

FINE & COUNTRY

COTTAGE RETREAT



With all boxes ticked, this pretty three-bedroom semi-detached cottage won't hang around long. Its location – commutable from London – is the major draw, but it doesn't stop there. The property has been meticulously maintained and improved by the owner who has an eye for interiors and a talent for garden design. The resulting package has masses of charm in addition to its idyllic rural position.



KEY FEATURES

- Charming Semi-Detached Period Cottage
- Envious Location With Great Farmland Views
- Exquisite Sitting Room With Multi Fuel Burner
- Spacious Dining Room
- Useful Study and Delightful Garden Room
- Fitted Kitchen
- Excellent Garden Cabin - Bedroom, Shower Room, Kitchen/ Sitting Room
- Charming Gardens and Garage
- Three Sizeable Bedrooms
- Gorgeous Bathroom and Ground Floor Cloakroom

Situated on a long, quiet country road leading away from Bressingham, this semi-detached property enjoys views out front across golden fields. The wide drive can accommodate up to five cars with space for another vehicle to park behind the gates. What began as a two-up-two-down clay lump cottage sometime in the 1850s, the cottage has been added to at least twice – a kitchen to the rear at an unknown date and a sitting room to the side 15 years ago.

Step Inside

Entry through the small pitched porch is directly into the dining room. There is no connecting hallway in this space-saving layout where rooms lead one to another in a circular fashion. The dining room and sitting room are thus directly connected and share a stunning stand-out feature – a beautiful parquet floor. Reclaimed from the sorting office at Attleborough and made from Canadian maple, this beautiful smooth and pale floor was painstakingly cleaned and then installed professionally with superb attention to detail. In the dining room is a small brick hearth, currently inoperative but easily restorable with the installation of a new liner. A door leads directly to a small room behind, once the back of the house, from where stairs rise to the landing above. Double pine doors lead to the kitchen. Here, all is cottage charm with Belfast sink, terracotta floor tiles, even an ornamental bread oven. Cooking facilities are modern, however – a gas hob and double electric ovens that the owner is sorry to be leaving. The rustic terracotta flooring continues into a garden room from where French doors lead out to a pretty brick terrace. If the weather precludes sitting out, the garden can be enjoyed from within.





KEY FEATURES

A set of glass doors from here leads into the large sitting room and back to the front of the house. This is a bright expansive space, helped enormously by the beautiful flooring and windows on all three elevations, the interior one of which still contains an original window in what was once the exterior wall. A brick chimney breast contains a dual fuel stove, a convivial spot around which to gather in winter months.

Exploring Upstairs

A landing leads to three double bedrooms and a beautiful bathroom with shower stall and luxurious slipper tub. Natural wood cottage doors with penny end latches lend much rustic appeal. Of special note is the quantity of cupboards – one in each bedroom as well as the bathroom – so many that the owner says he has happily not needed free-standing wardrobes.

Separate Guest Cabin

At the end of the plot, in its own garden area, is an entirely separate log cabin. Built to a high spec by Scott Sheds, it comprises a double bedroom, shower room and a kitchen-living room and is equipped with electricity, water, internet and Sky TV. The Scandinavian-style interior, natural wood from the floors right up to the vaulted ceilings, has a serenity such that your guests might be reluctant to leave. You might equally use the cabin to work from home, keeping unsightly office equipment away from the living spaces back at the main house. Those with elderly parents will also see plenty of potential here.

Step Outside

Like Coleridge's "sunny spots of greenery", this garden has a dream-like quality. Here you are surrounded by mature trees and shrubs and not over-looked from any quarter. Featuring are a willow tree, a huge magnolia, fish and lily ponds and a wild area with foxgloves and forget-me-nots. There is also a soft-fruit patch. In short, this is a garden to fall in love with. It's also entirely dog-proof. A large single garage with workshop behind and a garden storeroom provide useful practical space.

























The Log Cabin





INFORMATION



On The Doorstep

As villages go, Bressingham is hard to beat for its ideal combination of rural charm and excellent wider connectivity. A somewhat spread-out settlement, it nevertheless is fortunate enough to have a village shop, a gastro pub, a primary school and an active village hall (shared with nearby Fersfield) offering a variety of events and special interest clubs. Nearby are the Bressingham Steam Museum and the famous gardens. A little further afield is Redgrave and Lopham Fen on the river Waveney, the largest valley fen in England, known for the diversity of its wildlife including the elusive raft spider.

How Far Is It To

The busy market town of Diss is less than three miles distant offering supermarkets, boutique shops and The Corn Hall arts centre. From Diss station, fast and frequent trains depart for London, Norwich and Cambridge. Bury St Edmund's can be reached in just 35 minutes by car, as can Norwich.

Directions: Proceed from the market town of Diss along the A1066 in a westerly direction. Proceed through the village of Shelfanger and at a S bend take a right hand turn signposted Bressingham. Follow the road in to the village and take a right hand turn into Common Road. The property will be found some distance along on the left hand side.

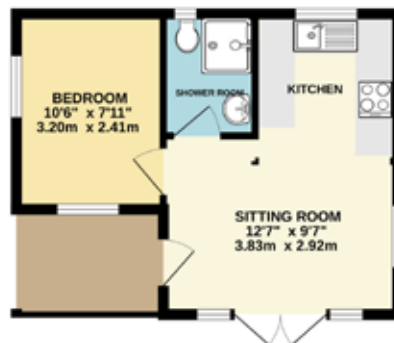
What Three Words Location

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... remove.beauty.apple.

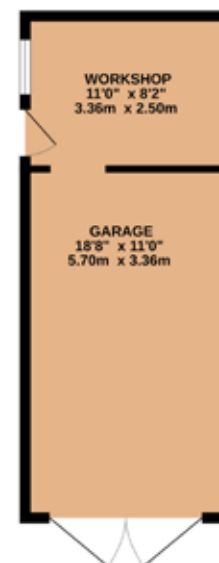
Services, District Council and Tenure

Oil Central Heating, Mains Water & Electricity, Private Drainage (Treatment Plant)
Broadband Available - we are informed that there is fibre to the property -please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Tax Band B.
Freehold

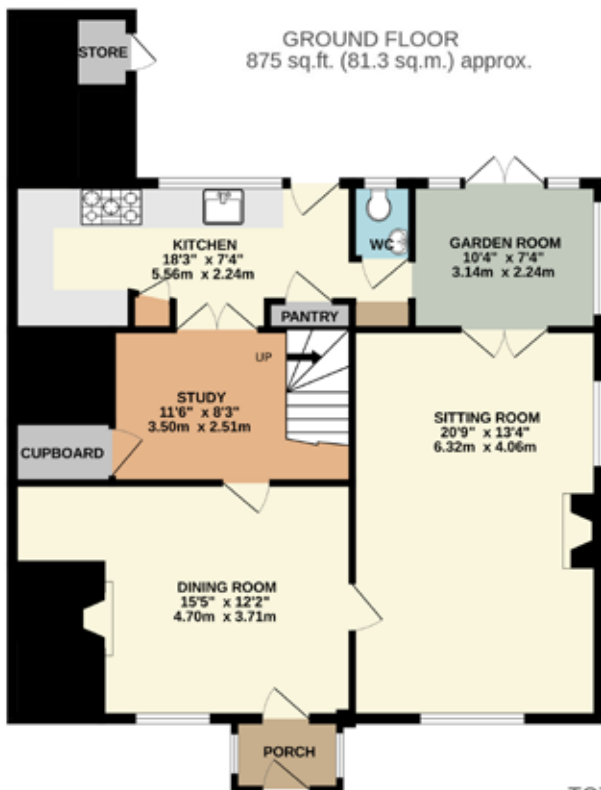
LOG CABIN
331 sq.ft. (30.7 sq.m.) approx.



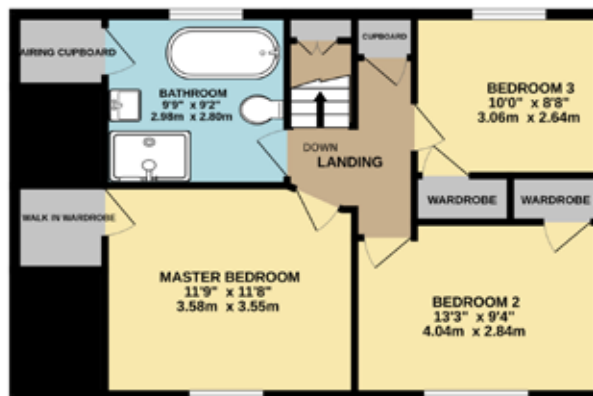
GARAGE & WORKSHOP
297 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 2092 sq.ft. (194.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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