



Ivy Cottage
Long Green | Wortham | Norfolk | IP22 1RD

THATCH OF THE DAY



Discover the charm of this delightful, detached Grade II listed cottage, nuzzled in a pretty village location.

Set in a peaceful and expansive plot of around 0.8 acres (stms), this gorgeous home offers a tranquil retreat with its enchanting pond complete with resident ducks.

If you are seeking a stunning character property in the heart of a tranquil village, this exquisite, thatched cottage is sure to impress.



KEY FEATURES

- A Delightful Detached Grade II Listed Cottage in a very pretty Village Location
- Situated in a Peaceful Setting of around 0.8 of an acre (stms)
- Reception Hall with Study Area
- Excellent Kitchen, Dining Room & Cosy Sitting Room
- Ground Floor Bedroom/Study & Shower Room with Utility Area
- Two First Floor Bedrooms and Bathroom
- Double Cart Lodge
- Delightful Garden complete with Pond and Ducks
- The Accommodation extends to 1,937sq.ft
- No EPC Required

There's something magical about waking up to the soft quacks of ducks on a misty morning. Living in a thatched cottage in a tranquil rural village feels like stepping into a storybook, and with this delightful, detached home, the charm is as real as it gets. This beautiful Grade II Listed cottage (built around 1650), oozes character from every weathered beam and stone. It's the kind of place where each creak of the floorboards tells a tale. The walls might not be perfectly straight, but that's just part of the charm. Life here is all about slowing down and giving way to the gentle flow of village time. "The location was a major selling point for us," says the current owner. "Just driving up the secluded driveway made us feel like we were discovering something special."

Step Inside

The layout of this stunning property is beautifully straightforward, with a ground floor where each room flows effortlessly into the next, maintaining a consistent one-room depth. Upon entering, you're greeted by a spacious entrance hall that immediately sets the tone for the superb décor throughout the home. Elegant limestone flooring runs through most of the ground floor, providing continuity. A cosy nook in the hall has been thoughtfully transformed by the current owner into an office space, complete with fabulous views of the garden.

Cosy Corners

As you move further into the cottage, you'll find a reception room, currently serving as a formal dining room. Weathered beams climb the walls and stretch across the ceiling, wrapping the room in a cosy, welcoming embrace. It's the perfect setting for hosting dinners with family gathered around the wood-burning stove. To the opposite side of the central chimney breast is the sitting room, a delightful double-aspect space centred around a second wood burner. This room is attractively decorated in soothing pastel tones, complemented by a cosy checked carpet – the perfect retreat to hunker down on a cold night.





KEY FEATURES

Cottage Kitchen

The stunning dual-aspect kitchen is a delight. With charming Shaker-style cabinets arranged in an L-shaped configuration at one end and extending across the width of the room at the other - all topped with stylish granite countertops. Exposed beams to the ceiling and walls add rustic charm, while a brick feature wall gives further character. Adjoining the kitchen is a useful utility room with direct access to the garden. Additionally, this area features a shower room with traditional high-level cistern, a classic wash basin and a spacious rainfall shower. At the opposite end of the ground floor is a versatile room that can serve a variety of purposes. Whether you envision it as a ground-floor bedroom, a home office, a playroom, or a study, this double-aspect space offers scope. No matter how you choose to use it, you can enjoy lovely views of the captivating garden from its windows.

Exploring Upstairs

There are two charming bedrooms to the first floor, both boasting striking exposed beams and both fitted with practical wardrobes. These bedrooms are both served by a lovely family bathroom.

Step Outside

This picture-perfect cottage is distinguished by its exceptional location within a 0.8-acre (stms) plot that wraps around the property. Tucked away from the small road it resides on, the property is accessed via a driveway that passes through an area of common land to the front (which is included in the sale). This leads to a generous parking area. The south-facing rear garden is laid predominantly to lawn with mature trees and hedges surrounding the perimeter, offering privacy and seclusion. Not that you need it. The only nearby "neighbours" are the sheep grazing in the adjacent field. A collection of outbuildings offers scope for customisation and includes a double carport, a versatile room with power (currently used as a gym) and a practical garden store. A new garden shed fitted with lights and power provides further storage.

Agents Note

Thatch - The Ridge was redone in 2017 and the thatch was redressed in 2023.













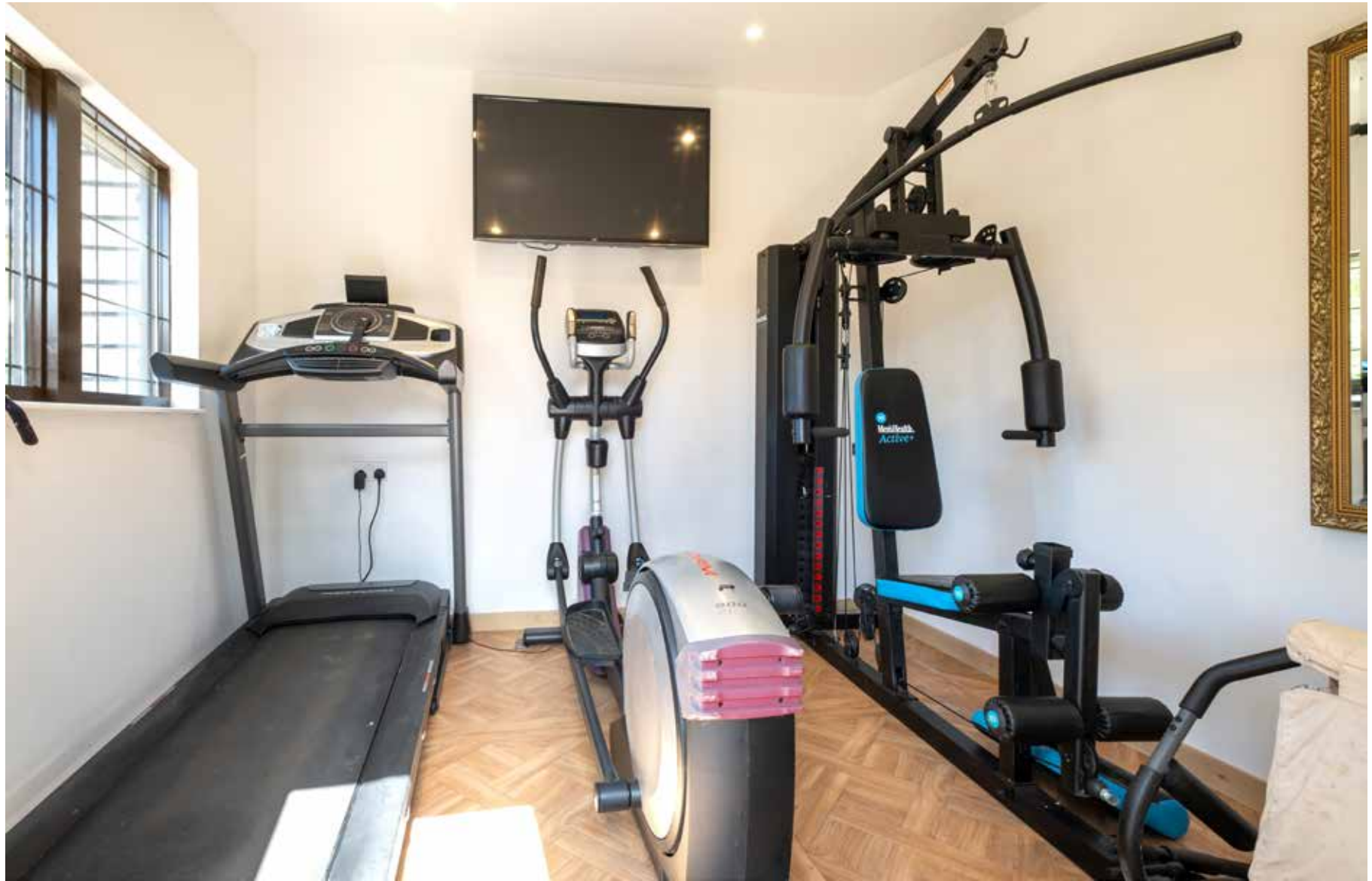




















INFORMATION



On The Doorstep

Wortham is a friendly village with a strong sense of community. Amenities include a post office, tearoom, tennis club, school and village hall. The highly-rated Hartismere School, which has been awarded an 'Outstanding' rating by OFSTED, is also nearby. The local pub is currently under renovation, with plans to reopen next year, according to the owner.

How Far Is It To?

The market town of Diss is located approximately four miles away and provides access to many amenities. Situated in the picturesque Waveney Valley, with easy access to the Norfolk Broads, the area is perfect for those who enjoy life outdoors. Diss is also renowned for its bustling town centre, which enjoys a range of shops, eateries, and traditional markets. The market square, with its historic Corn Hall, serves as a focal point for local events and exhibitions. Diss is served by a selection of supermarkets, schools, and a mainline railway station with direct services into London Liverpool Street (90 minutes) and the vibrant city of Norwich in under 20 minutes.

Directions

Proceed from the market town of Diss along the A143 in a westerly direction. At the Wortham common take a right hand turn and an immediate left hand turn onto Long Green. The property will be found on the left hand side set back from the road.

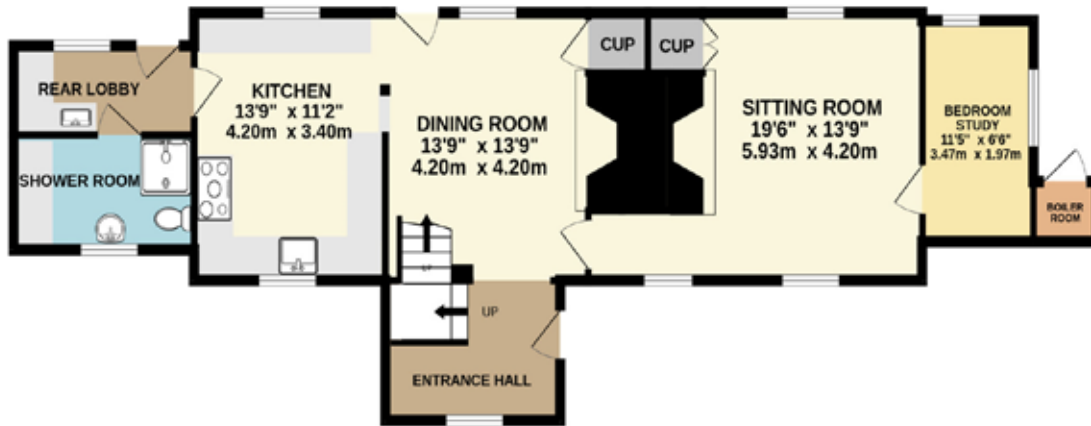
What Three Words Location

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... [asking.interrupt.member](#)

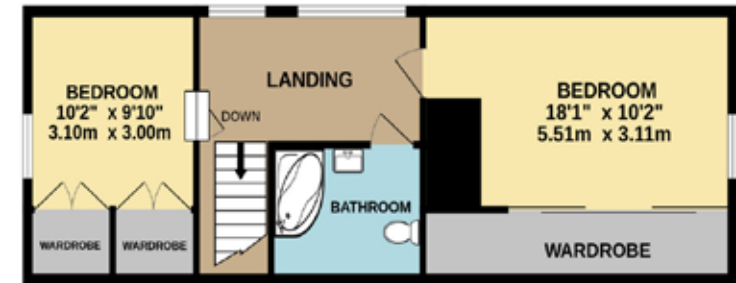
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage
Broadband Available - 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
Mid Suffolk District Council - Council Tax Band E
Freehold

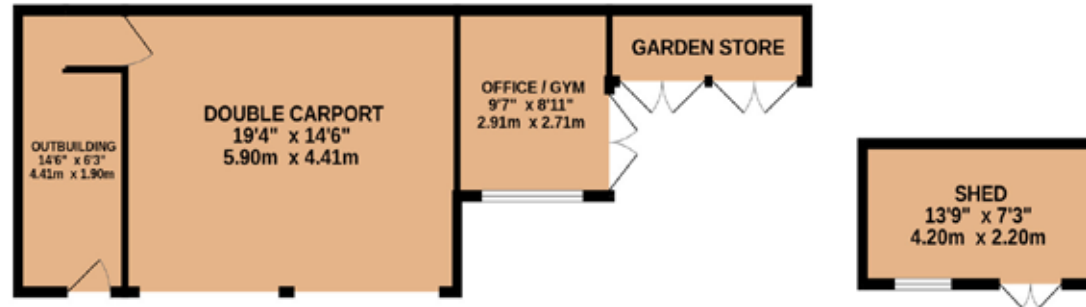
GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



OUT-BUILDINGS



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com