



The Priory  
Palgrave | Diss | Suffolk | IP22 1AJ

# TUDOR TRANSFORMATION



This Grade II listed property with 16th Century origins, set in approximately two acres (stms), balances the quiet charm of village living with easy access to the bustling market town of Diss. With at least six bedrooms, six reception rooms, five bathrooms, and two kitchens, this could make a wonderful home and if needed, for two or more generations of your family and combines architectural elegance with a sense of intimate charm.







# KEY FEATURES

- Wonderful Grade II listed home
- Grounds of approximately 2 acres (stms)
- Six main bedrooms
- Large sweeping driveway
- Beautiful original character features
- Four garages in the old stable yard
- In need of some modernisation
- Incredible potential
- Walking distance to Diss and its amenities and rail links
- An exceptional village property

This beautiful home has its origins circa 16th century and was extensively remodelled in 1836 in a Tudor Revival style by a Rev. Harrison for his daughters and the dates and initials remain today carved into the rear of the home. The property has so many stunning historical features including the gabled porch, panelled four centred arched door, hood mould, gorgeous four centred arch to the bay windows and ornamental bargeboards. The octagonal shafts, gothic arches all add to the typically Tudor architecture. The character is abundant and the potential enormous with so much versatility in this layout to have an annexe arrangement or ground floor bedrooms or to run a business from the office end of the home. The first-floor landing showcases beautiful oriel window with coats of arms of the previous owners; maybe you can add your own - just decide how you wish to write your own history here and become the next custodians of this beautiful property.

## Step Inside

Stepping inside the enormous entrance hall with so much room for coats and boots, you are greeted with the majestic dog leg staircase to the first floor. To the right is a generous sitting room with fireplace, currently used as a library and games room, to the left is the dining room and, large south facing, formal drawing room with stunning four arch bay, panelled ceiling and elegant fireplace. Walking straight along the hallway you find the spacious breakfast room to your left, leading into the main kitchen and along to a utility room, larder, office space and bathroom plus stairs to a large first floor bedroom. From the main hallway to the right is a useful store and boiler room. A generous family bathroom is next, then a handy prep kitchen and wonderful bright garden room with patio doors and huge windows overlooking the estate.

## A Project With Personality

The house has already proved its versatility housing a multi-generational family, with elderly parents using the Garden Room as their bedroom, plus the small kitchen and bathroom. Also at this time a long-term lodger was in situ too and the house lends itself superbly to its inhabitants enjoying space along with privacy but with communal areas to come together. With a house this big there comes endless possibilities, subject









# KEY FEATURES

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to listing building planning consent of course. The flow of the home works well with four external doors making it easy to section off the home if needed. The office could be used as a bedroom, with shower just across the hallway and the utility room could become a kitchen. This part of the house was the original servants cottage and was joined to the main house by a lean-to hallway back in 1836. The first-floor large bedroom over the original cottage would make a wonderful artists studio with so much light flooding in and with two separate staircases. The kitchen and breakfast room could be easily open planned and modernised to make a family room, subject to planning consent. The second-floor attic rooms would make a great teens suite, or children's rooms, or guest suite as two rooms are connected. Although this home has a strong identity it is ripe for some refurbishment and for new owners to create their own.

## Elegant Entertaining

The property offers opportunity to entertain effortlessly, both inside and out, whether welcoming the old or the young. The spacious characterful rooms allow for large gatherings, family get togethers and formal entertaining too and with a prep kitchen as well as a main kitchen, catering is easy. Imagine a marquee on the formal lawn, afternoon tea on the terrace or a family barbecue in summer, it's all available here. When it is just immediate family there are still cosy intimate corners to enjoy, the garden room being a firm favourite with the current owner offering sunshine and garden views in summer but remaining a cosy spot in winter too. The Sitting room with large fireplace, library and billiards table allows play space for teens whilst the formal dining room could easily become a playroom for younger children too.

## Exploring Upstairs

The stairs lead to an expansive landing and hallway. The principal bedroom offers that wonderful four arch bay window and clever ensuite. Three other large bedrooms, one with ensuite, offer plenty of space to host family and friends. There is also a sweet smaller bedroom that would make a super nursery, plus a wonderful landing area with bathroom and separate toilet. The potential in this house is incredible - stairs to the second-floor lead to three more large potential bedrooms, two of which are connected and would make a great space for teens bedroom and lounge, or gaming room. A smaller room would make an ideal games store or little study. This whole floor could even be transformed into a separate apartment for adult children or young family.



































































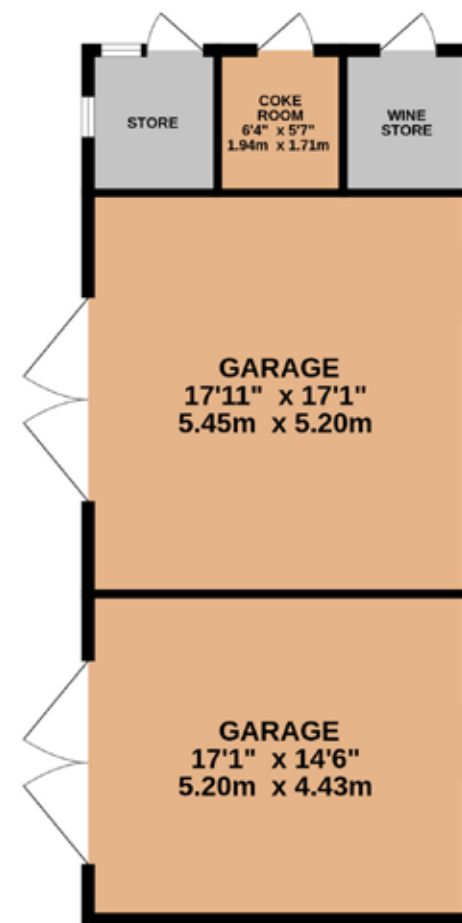
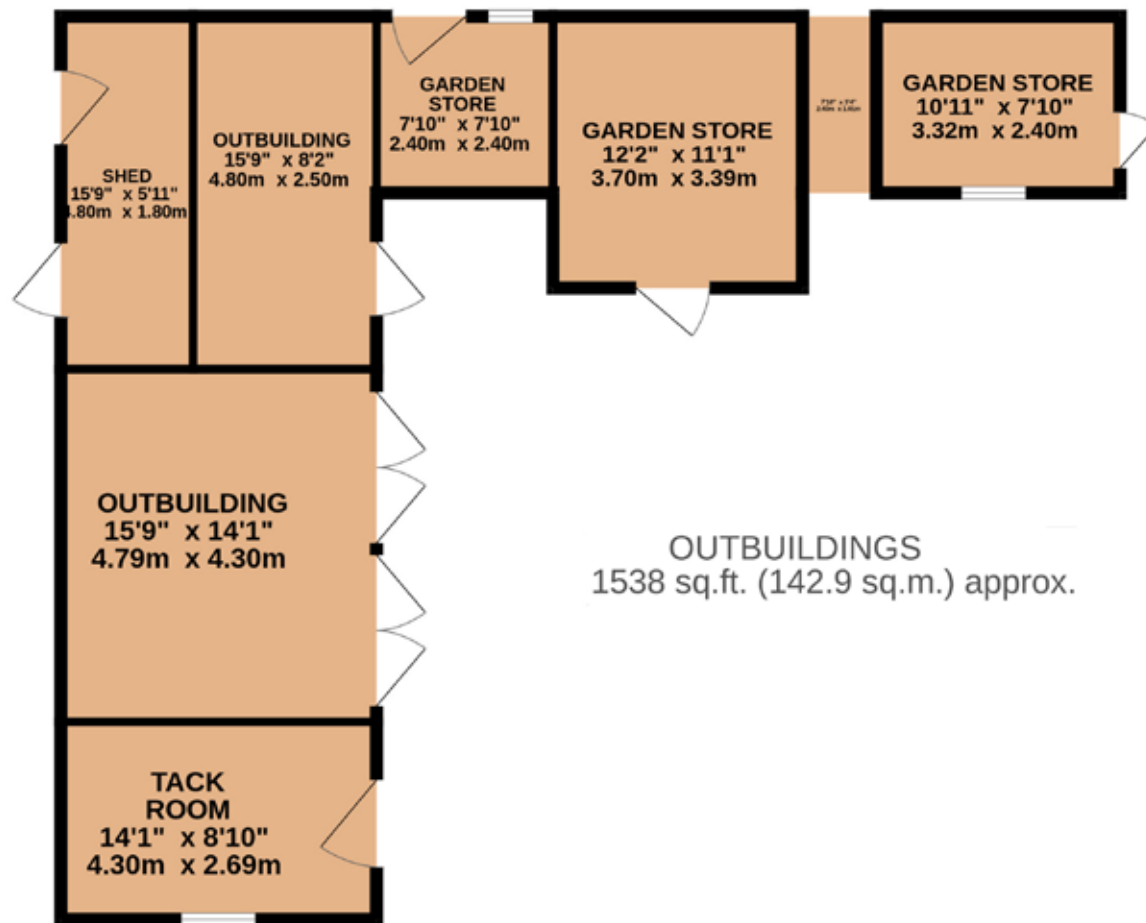














# INFORMATION

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## Step Outside

The property is set back from the road with a sweeping drive guiding you to plenty of parking at the front of this almost hidden home or taking you to the outbuildings at the rear of the property with ample parking and garaging for visitors. These outbuildings could serve as additional accommodation, stables or cart lodges subject to appropriate planning consents, but as they are, offer storage, sheds, an original tack room and plenty of garaging. The secluded, yet not isolated, two-acre plot boasts gardens with so many areas to explore and peaceful spots to relax in – interesting formal gardens with box hedging viewed from an enchanting terrace sheltered by an attractive 9ft wall, then lawns sprawling out in front of you, perfect for children and dogs, for badminton, football goals or perhaps even a pony. You can always find sun in this wonderfully private garden with pockets of patio, a beautiful pathway pergola and shelter from mature trees for shade. Opening the curtains in the morning to see deer in the garden or listening to the snuffling of hedgehogs in the evening is a regular privilege here with birdlife in abundance in this country retreat.

## On The Doorstep

The property enjoys a serene atmosphere in the attractive village of Palgrave with many historic listed buildings set in a conservation area. Along with the historic charm, Palgrave provides a primary school, a playing field, a village green plus an active community centre with club bar which runs quiz nights, film evenings, craft fairs and summer fetes so there is something for everyone here.

## How Far Is It To....

You can walk just 30 minutes and reach the bustling market town of Diss offering a whole variety of amenities, including supermarkets, schools, parks, Golf club, and the scenic Diss Mere, where you can enjoy waterfront dining. The rail links to London are real bonus with the journey time approximately 90 minutes to Liverpool St and a mere 20 minutes to the cathedral city of Norwich. Road links are also good with both the A140 Norwich to Ipswich road and the A143 Great Yarmouth to Haverhill easily accessible from Palgrave.

## Directions:

From Diss take Denmark street south to Palgrave. At the crossroads go straight over and the drive is on the right.

## 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... What three words [///presumes.cans.stuff](http://presumes.cans.stuff)

## Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity And Water

Drainage – Septic Tank

Broadband Available – super fast county broadband 600 mg, fibre to premises. But please check [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

Mid Suffolk District Council – Band G - Freehold

**Agents Notes:** We are informed that there is covenant that one of the boundary fences needs to be maintained.



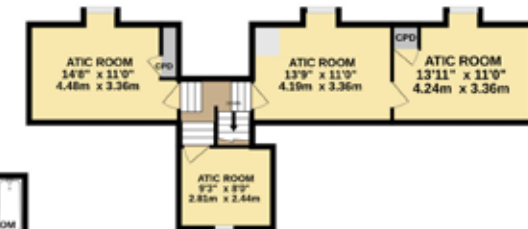
GROUND FLOOR  
2668 sq.ft. (247.9 sq.m.) approx.



1ST FLOOR  
1867 sq.ft. (173.5 sq.m.) approx.



2ND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



#### TOTAL FLOOR AREA (approx.)

Accommodation: 5078 sq.ft (471.8 sq.m) - Garage/Outbuildings: on separate plan  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.









# FINE & COUNTRY

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