



The Elms
High Road
Bressingham
Diss, Norfolk
IP22 2AT

Guide Price £500,000





A picturesque and well maintained Listed farmhouse in just under half an acre enjoying a central position within this popular village.

3 reception rooms, kitchen, utility, 2 bathrooms, 4 bedrooms, large attic room and double garage. Attractive gardens to front and rear.

Location

The popular village of Bressingham sits close to the Suffolk/Norfolk borders and has an active community, supported by a well regarded primary school, village shop and village hall. Just 3 miles to the south east lies the thriving market town of Diss, with a good number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town has well regarded schooling, good sporting and leisure facilities and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline, a journey to London taking around 90 minutes and the beautiful cathedral city of Norwich with its international airport lies 25 miles to the north.





The Property

Listed as Grade II, The Elms is constructed of timber frame which is believed to date back to the early 1600s. The straw thatch was replaced in 2002 and has recently been combed and mesh re-laid. Inside, the ceiling heights are high, denoting a house of stature and period details include moulded ceiling beams, mullion windows and doors with original latches and hinges.

The current owners have painstakingly maintained and improved the house and it now presents as a most comfortable home with all modern conveniences. There are three reception rooms, two with inglenook fireplaces and woodburning stoves and a fitted kitchen with pamment floor, integrated double oven and electric hob. A large utility room has space for further appliances and houses the boiler. There are two bathrooms, one on the ground floor and one on the first floor and there is scope to create an en-suite shower room to the master bedroom and reconfigure the family bathroom to create a smaller bathroom and a landing if required. The attic room would easily convert into additional accommodation subject to the necessary planning permissions.

Outside

A shingled driveway with five bar gate leads up to the side of the property and the double garage. The boundaries are either fenced or hedged and could easily be made animal safe. Both the front and rear gardens are laid to lawn and include a variety of fruit trees, a vegetable patch, patio area and small pond. Overall the property stands in 0.43 acre (0.176 ha).

Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions

From Diss head north on the A1066 towards Thetford and continue through the village of Roydon passing the White Hart public house on the left. Continue around the right hand bend and then immediately turn right into Hall Lane. Continue to the T-junction and turn left towards Bressingham. Continue into the village, around a left hand bend and the property will be found on the right hand side immediately before the Methodist Chapel.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 16558/REY

Important Notice

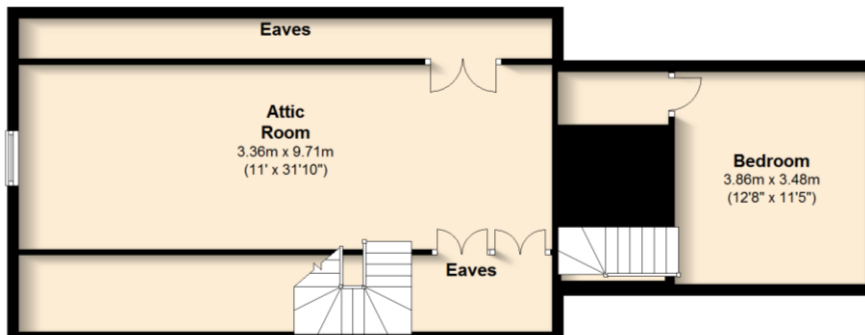
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

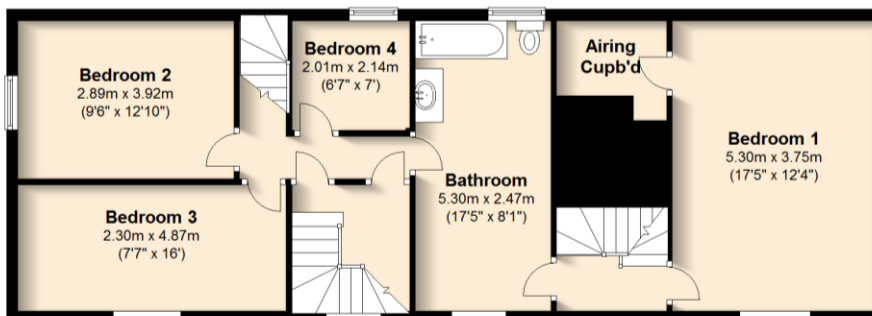
Second Floor

Approx. 84.2 sq. metres (906.4 sq. feet)



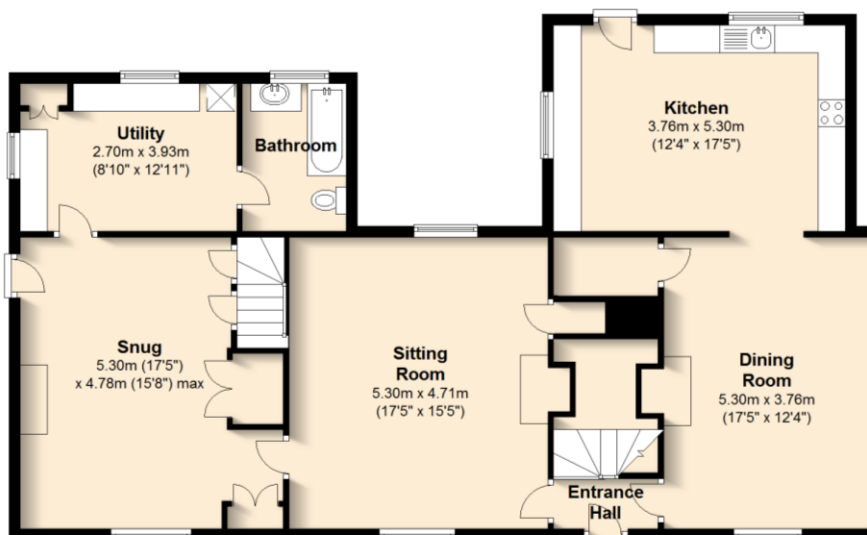
First Floor

Approx. 82.7 sq. metres (890.2 sq. feet)



Ground Floor

Approx. 118.7 sq. metres (1278.2 sq. feet)



Total area: approx. 285.7 sq. metres (3074.7 sq. feet)

For illustrative purposes only. NOT TO SCALE.

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