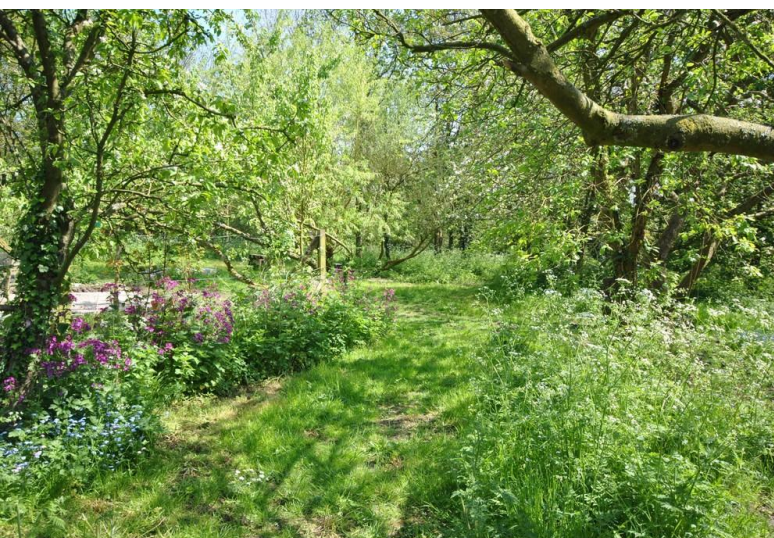




Prospect Farm  
The Heywood  
Diss  
Norfolk  
IP22 5TA

Price £515,000





A charming Listed farmhouse in just under an acre, nestling in a secluded and idyllic location.

4/5 bedrooms, 2/3 receptions, kitchen/breakfast, 3 bath/shower rooms, garden studio and outbuildings. Gardens and orchard.



**Location**

Prospect Farm enjoys a rural location along The Heywood and is just under 2 miles from the centre of Diss, a bustling market town which provides an excellent range of social, shopping and leisure facilities including rugby, tennis, football and squash clubs plus an 18 hole golf course. Additionally, there is schooling to sixth form level at the well regarded Diss High School and also at Wymondham High School and Wymondham College some 14 miles to the north. Norwich, Ipswich and Bury St Edmunds are all within easy reach by car and the beautiful Heritage Coast is some 45 minutes drive away. London is just 90 minutes away by train from the railway station in Diss.





## The Property

Prospect Farm enjoys a peaceful and secluded setting, a rural idyll for those wanting to escape the hubbub of everyday life. The property retains much of its original character and charm and recent improvements have been carried out using traditional methods and materials where at all possible to ensure that the integrity of the property remains intact. Along with remedial works and general maintenance repairs, the owners have installed a new shower room to the ground floor annexe and a new fitted kitchen with space for electric cooker and dishwasher. There is additional storage and space for appliances in the utility room. The layout is a little unusual in that there is a mezzanine study area off the sitting room which enjoys views to the rear and a useful half cellar below. One of the reception rooms at the end of the house has previously been used as an annexe for Airbnb and is served by an adjoining shower room. This room has separate access to the rear garden. On the first floor is a family bathroom, a box room and three double bedrooms, two of which interlink, although it may be possible to install a staircase to one of these bedrooms to create separate access.

## Outside

The gardens are largely natural, with an area of lawn to the front aspect with ornamental pond and to the side lies an orchard. A new terrace has been laid to the south east aspect which catches the morning and early afternoon sun and adjacent to this lies a vegetable patch, beyond which lies a wooded area of garden. To

the rear left corner of the plot is a clay lump outbuilding which has recently been refurbished, intended as a garden studio/office. Two old railway carriages provide additional storage. Overall, the property sits in 0.9 acre (0.364 ha).

## Services

Mains water and electricity is connected to the property. Private drainage. Oil central heating system. 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

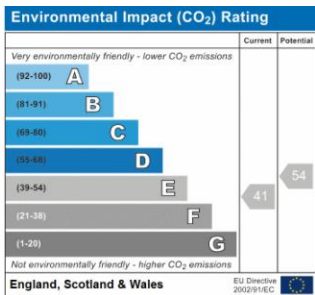
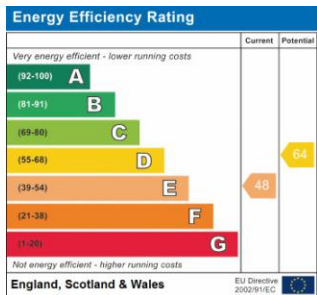
From the Agent's office head down St Nicholas Street to the church and turn left into Mount Street. Continue along this road straight onto Heywood Road, passing the cemetery on the left. At the sharp right hand bend turn left into The Heywood and follow the road passing Chestnut Farm and Conkers Nursery School on the right. Prospect Farm will be found on the right hand side, just after a pair of semi-detached cottages on the left.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold

Ref: I6574/REY



### Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

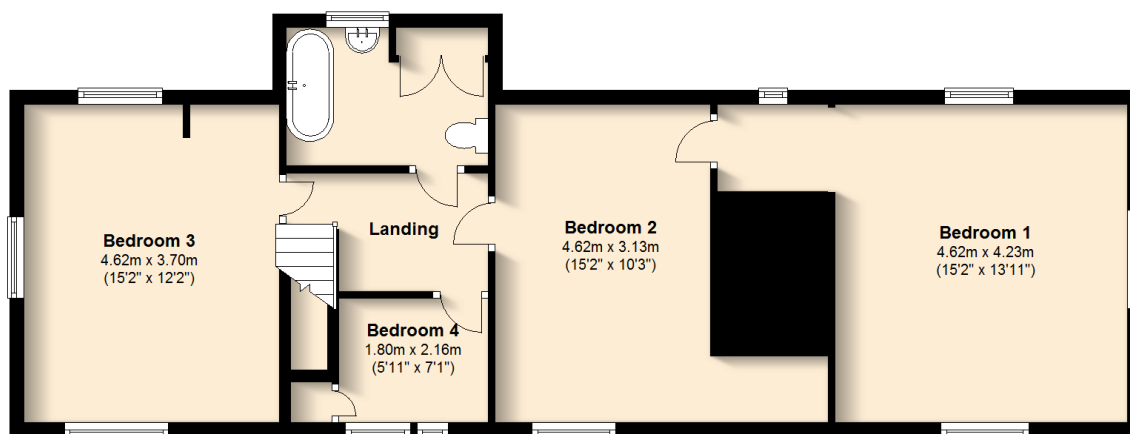
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

For illustrative purposes only. NOT TO SCALE.

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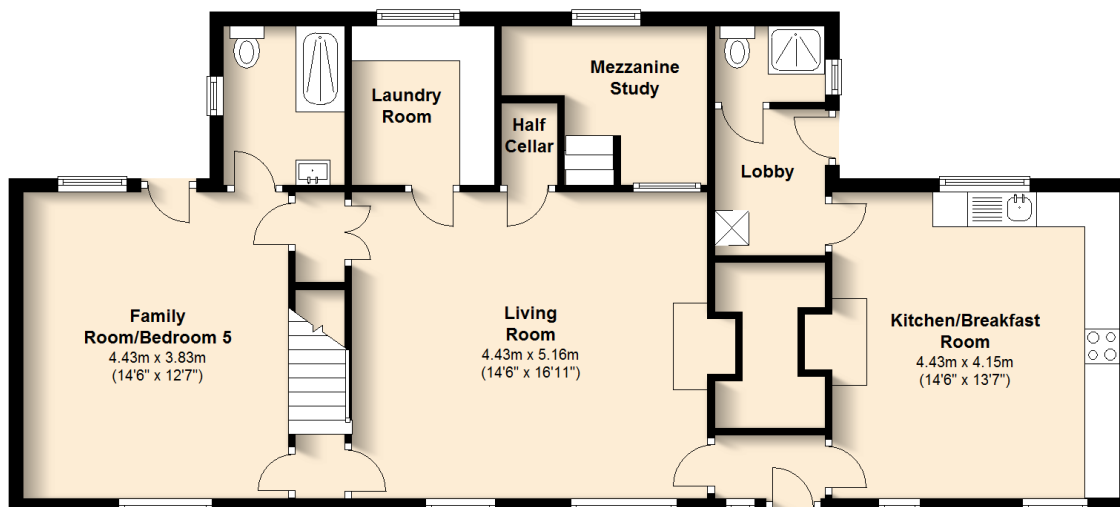
### First Floor

Approx. 77.0 sq. metres (829.3 sq. feet)



### Ground Floor

Approx. 91.2 sq. metres (981.5 sq. feet)



Total area: approx. 251.4 sq. metres (2705.9 sq. feet)