“I wanted the feeling and space of a London warehouse conversion yet out in the country but still needed easy access to the City. This fitted the bill to a tee”

Guide price £750,000
• Over 5,500ft² of living accommodation
• Modern styled interiors
• All bedrooms en-suite
• Walking distance of mainline rail station
• Diss to London Liverpool Street in 90 minutes
• Superb house for entertaining

Location
Cuthberts Maltings is ideally located close to the centre of this bustling market town and just a short walk from the train station which is on the Norwich to London Liverpool Street line with a current journey to London of 90 minutes but planned upgrades over the next few years may reduce this time by around 15 minutes. The town provides an excellent range of facilities including both local and national shops, state schooling to sixth form level with other public schools within the area, a variety of eateries and various sporting and social amenities including rugby, football, squash and tennis clubs, an 18 hole golf course, and a little further afield around either the north or east coast of the county there are plenty of opportunities for boating as well as on the Broads. This is a very well located property being midway between Norwich and Ipswich (both around 25 miles), Bury St Edmunds is 17 miles and from there gives access onto the A14 corridor and Cambridge within an hour or so. For someone looking to have a very accessible property for both local and wider spread amenities, this offers a great deal.
**The Property**
The property was converted from the former Guinness Maltings buildings by highly regarded local developer Danny Ward in 2008.

Whilst quite traditional looking from the exterior with its redbrick façade and pantiled roof, inside the house is very modern but does retain the original character of a maltings building. This particular property was originally designed to be two dwellings but was bought and converted as a single house providing over 5,000ft² of living accommodation over three floors. The concept was to create space with fewer but larger rooms and this is particularly evident on the ground floor where there are just two main rooms - the vast living room with the original cast columns retained, and the kitchen/eating area, part of which is open through to the first floor with a cascading chandelier emphasising the sheer volume of the area. The 4 bedrooms are all large and bright and each has en-suite facilities which are very well fitted.

This is an ideal house for entertaining and could well suit the buyer looking for their retreat outside the city.

**Outside Space**
One of the features of this house is the ease of maintenance and this follows through into the outside space. The tall brick wall gives considerable privacy and behind is the decked and paved garden with raised beds and an outdoor heated pool (consent to cover the pool has been obtained). The overall area of the outside is 24m by 6m. In addition there are two garages and two parking spaces for this property.

**Services**
Mains water, gas, electricity and drainage are connected to the property. Gas fired boiler providing underfloor heating and domestic hot water.

**Directions**
From the A140 travelling into Diss along Victoria Road (A1066). Go through the traffic lights, past Rose Lane on the left and in a further 150m turn right into Cuthberts Maltings. Follow the road around to the left and the parking spaces are straight ahead and the house is on the left.

**Viewing**
Strictly by appointment with TW Gaze.

Freehold

Ref: 2/17949/MS
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