



The Old Swan,
The Common.
Stuston,
IP21 4AB

Guide Price £600,000





- Charming, thatched period property
- Grade II listed.
- Period features retained and enhanced.
- 3 bedrooms
- Ensuite shower room to 3rd bedroom
- Ensuite toilet to main bedroom
- Conservatory
- Utility room
- Separate self-contained annex.
- Workshop and stores
- 'Secret' office space.

Location

Stuston enjoys a semi-rural position within the Suffolk countryside, being just over the county border with Norfolk and a couple of miles from the vibrant market town of Diss where national supermarkets, a golf course and leisure centre, schooling for all ages, healthcare facilities and transport links can be found. Within Stuston is a well-regarded farm shop, stocking meats, fruit and veg, and dairy, an artisan bakery and fresh fish supplier. A Montessori children's day care nursery is also located in Stuston.





Property

The Old Swan was formerly a public house which dates from the mid to late 17th century with later sympathetic additions. The property is heavily timbered, which does compromise the ceiling height in the Sitting Room and Dining Room somewhat, the doors are ledge and brace and both reception rooms feature inglenook fireplaces. Off the dining room is a useful area currently used as an office and accessed by a hidden catch concealed within the bookcase! The warm and welcoming kitchen provides a breakfast bar for informal dining and a range of well-planned painted units, a butler sink, timber worktops and an integrated dishwasher. Upstairs are 3 beautifully decorated double bedrooms, bedroom 3 with ensuite shower room is off bedroom 2 and the master bedroom has an ensuite toilet and basin.

Outside

The Old Swan sits proudly behind a wooden five-bar gate which gives access to a shingled parking area with electric vehicle charging point. Manicured lawns with path lead to the front door and around to the rear of

the property. A well thought out single storey self-contained annex currently set out as a bed/sitting area, kitchen, and shower room along with an open cart lodge style storage area, workshop and shed, which houses the oil-fired boiler, are all located within the paved back garden which also features an ornamental pond.

Services

Mains water and drainage are connected, heating is supplied by an oil-fired boiler

Directions

Leaving Diss via the A1077 passing the Golf Club, at the roundabout take the 2nd exit and then the first left, after about a mile the property can be found on the left at the top of The Common.

What3words : hindered.modifies.pose

FREEHOLD

Council Tax Band :D

AGENTS NOTE

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Ground Floor

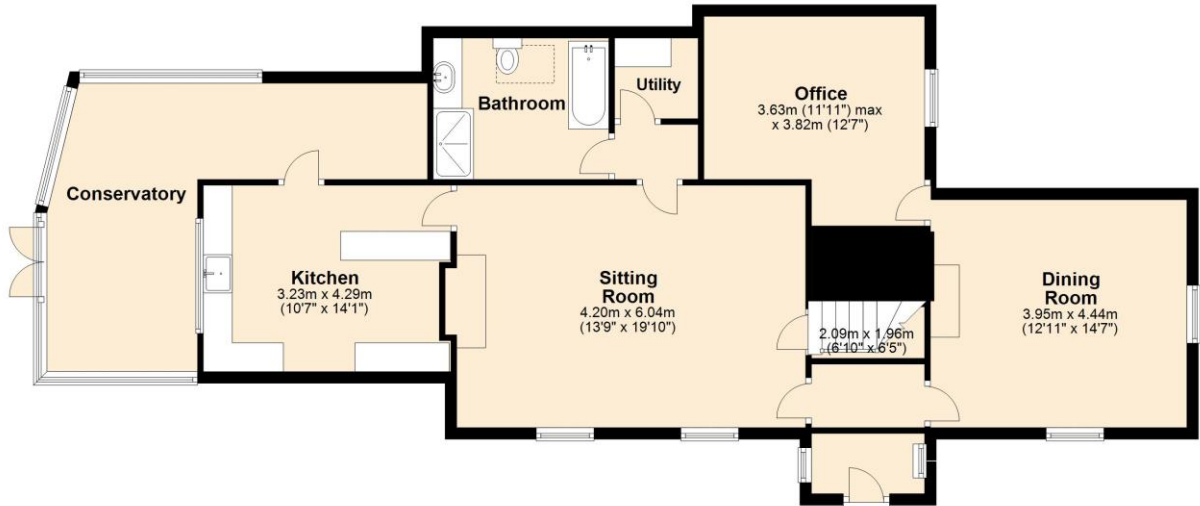
Approx. 31.0 sq. metres (333.2 sq. feet)



Total area: approx. 31.0 sq. metres (333.2 sq. feet)

Ground Floor

Approx. 109.9 sq. metres (1182.6 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



Total area: approx. 169.7 sq. metres (1826.4 sq. feet)

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