



Manor Cottage  
Kenninghall Road  
Garboldisham  
Diss  
IP22 2SJ

Guide Price £650,000





- Beautiful Grade II Listed cottage set in 0.36 acres
- Useful studio/games room
- Modern bright kitchen/breakfast room
- Easy access to A11 and mainline rail links to London

#### Location

Manor Cottage is in a truly delightful position down a long drive set close by to the neighbouring Garboldisham Manor. Garboldisham is set in a rural yet easily accessed area with various towns within easy reach such as Diss (8 miles), Thetford (7 miles) and Bury St Edmunds (14 miles). For the commuter this is ideal with a mainline rail service at Diss into London Liverpool Street, one in Thetford on the Norwich to Cambridge line with connections to London Kings Cross. The village has a well run village stores with post office and a community run public house which is renowned for its 'Real Ales' and 'street food'. This house offers the best of a rural location with a community spirited village, easy access to wider facilities, and ideal for the commuter.





## The Property

This charming grade II listed thatched cottage boasts a picturesque setting at the end of a long driveway, enveloped by 0.36 acres of land. The property is painted in a traditional pink and set under a steep pitched, long straw thatched roof. Internally you'll find four bedrooms, including one downstairs, useful for potential future-proofing, or could be used as a home office. A single step leads to a modern kitchen/breakfast room set with modern cream units housing an integrated oven and hob and space for washing machine, dishwasher and fridge freezer. The property also features two spacious reception rooms adorned with inglenook fireplaces, perfect for cozy gatherings or relaxation. With its blend of historic charm and modern amenities, this cottage offers a truly inviting retreat. Upstairs you will find two spacious double bedrooms, one has a well-equipped ensuite bathroom and one single bedroom. All of bedrooms are bright and enjoy views out to the front aspect of the property. There is a family bathroom which comprises of low level WC, bath and hand basin. Useful eaves storage is accessed via a cupboard door on the landing.

## Outside

The shingled drive goes round to the front of the property and provides parking for multiple cars.

There is a large area laid to lawn at the front of the property with a small pond and mature trees and herbaceous borders. The drive leads also to a useful garden shed. The garden wraps round to the side and behind with multiple pockets of interest including raised vegetable beds and a cottage garden area. There is a generous patio to the rear which is accessed through the kitchen/breakfast room offering a pleasant place to enjoy the morning sunshine. Leading off the Patio you will access a large studio building (4.9m x 6.6m) which has historically been used as a games room but is perfect for potential ancillary accommodation or running a business due to the separate pedestrian side gate leading back to the front of the house.

## Services

Mains water, electricity and drainage are connected to the property. Heating is provided via LPG gas.

## Directions

Directions Proceed from the market town of Diss along Park Road. Continue onto the A1066 in the direction of Thetford. Follow the road through the villages of Roydon, Bressingham, and South Lopham. On entering the village of Garboldisham turn right at the Fox Community Pub and follow the road taking a right hand turn signposted Kenninghall. Take the drive on the right marked Manor Cottage. Viewing Strictly by appointment with TW Gaze.

**Freehold.**

**Council Tax Band: TBC**

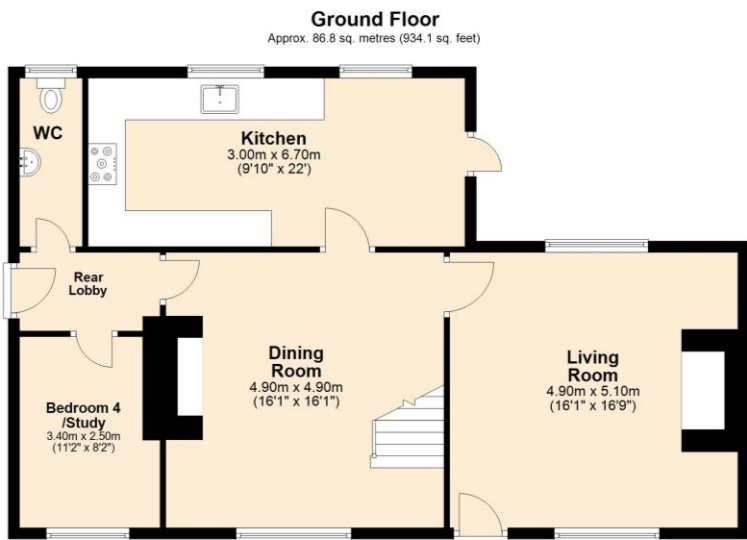
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**Agents note**

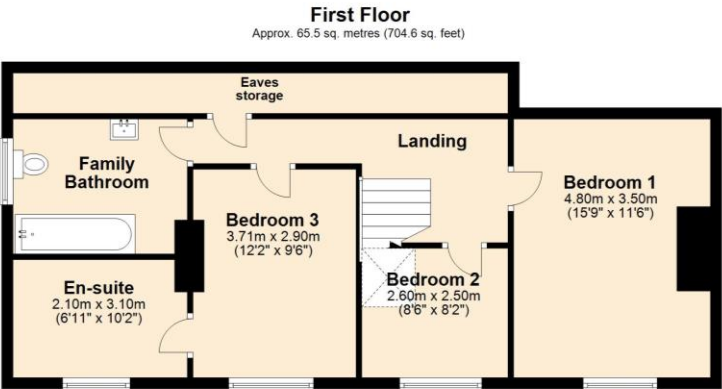
The property was affected by an unforeseen flooding incident in December 2020 however remedial work has been carried out unblock the ditches and becks in the surrounding areas to help with future field and road surface water run off.

**Important Notice**

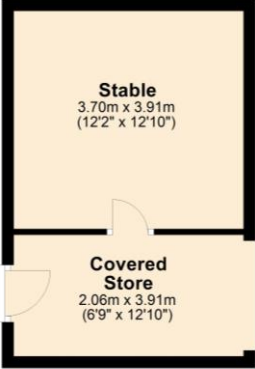
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Total area: approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 152.2 sq. metres (1638.7 sq. feet)



Total area: approx. 22.9 sq. metres (246.6 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**  
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