



North Coach House  
Kenninghall Road  
Garboldisham  
IP22 2SJ

twgaze





**Stunning Grade II Listed converted former coach house featuring spacious open plan layout and generous garden with summerhouse and garage  
£625,000**

- Sympathetic yet stylish grade II Listed coach house conversion
- 3 generously proportioned double bedrooms
- Just under 3000sqft of accommodation
- Lift and stairs to the first floor
- Summerhouse, Garage and Secure Parking
- **\*\*NO ONWARD CHAIN\*\***

#### **Location**

The popular village of Garboldisham has an active community supporting the village shop, a popular junior school, The Fox Inn community-owned and run pub, village hall and fine church. The village is very well placed for access to wider facilities with the bustling market town of Diss just 8 miles to the east from where there is a mainline rail station for travel to London Liverpool Street in 90 minutes. Bury St Edmunds is around 14 miles away and Thetford 10 miles with its links onto the A11 which is now fully dualled making a swift route to Newmarket, Cambridge and the A14 corridor. The surrounding Norfolk and Suffolk countryside provides many interesting country walks and Knettishall Heath is just a few miles away where three long distance walks all meet, including the Peddars Way.

#### **The Property**

Set on a private driveway, this converted coach house of the Queen Anne Revival Style Garboldisham Manor (completed by Giles Gilbert Scott Jnr in 1873) combines historic charm with modern comfort. The impressive front door opens to a bright hall with ample built-in storage, with higher levels accessible via a custom oak ladder on industrial-style runners. The open-plan ground floor features a spacious living area with kitchen, dining, and seating spaces that flow seamlessly. A stylish kitchen and a separate utility room with built-in cupboards and a laundry chute enhance functionality.



Original coach house doors serve as dramatic shutters over a broad glazed opening with French doors, leading to a private courtyard, perfect for morning coffee. The ground floor has underfloor heating throughout and also includes two double bedrooms (one used as an office) and a modern shower room. Upstairs, reached by a stylish stairway – or a useful and equally stylish lift – are a spacious bathroom, an additional bedroom with sloped ceiling and built-in storage, and a large living room, all with exposed beams and Velux windows. A central spiral staircase leads to a mezzanine, ideal for a craft room or office, with two insulated lofts offering extra storage.

### Outside

Beyond the courtyard, situated across the driveway, lies an attractive enclosed garden. At its centre is a striking summerhouse, built in 2020, fully equipped with water and power. The deep veranda offers a shaded spot to relax, perfect for enjoying the garden or stargazing with a drink in hand. On cooler nights, underfloor heating keeps the space cosy as you enjoy the view through wide sliding glass doors. The rear of this charming wooden structure includes a garage and a practical gardening room. An aged garden wall, adorned with lichen, shelters apple and fig trees, while the rest of the garden, designed to attract wildlife, flourishes with medlar, pear, quince, cherry, and plum trees, along with abundant soft fruit bushes.

### Services

Mains water and electricity are connected to the property. Central heating is by an Air Source Heat Pump installed in 2019, with transferable government grant to April 2026. Shared private drainage.

### Directions

What3words [///zone.gadiator.foods](https://www.what3words.com/zone/gadiator/foods)

### Viewing

Strictly by appointment with TW Gaze.

### Freehold





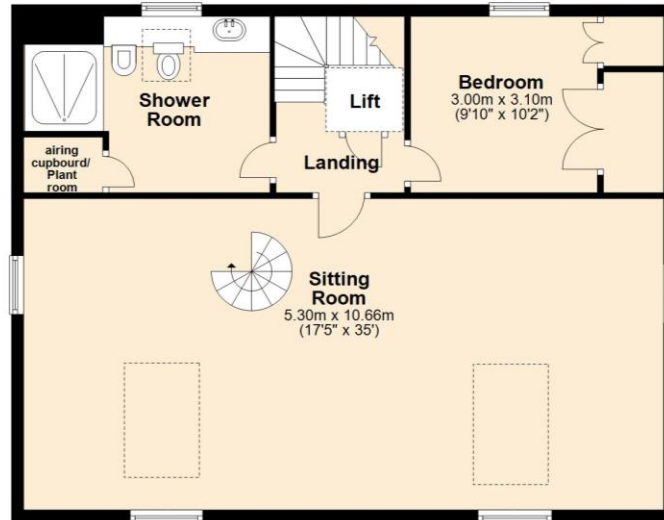
**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

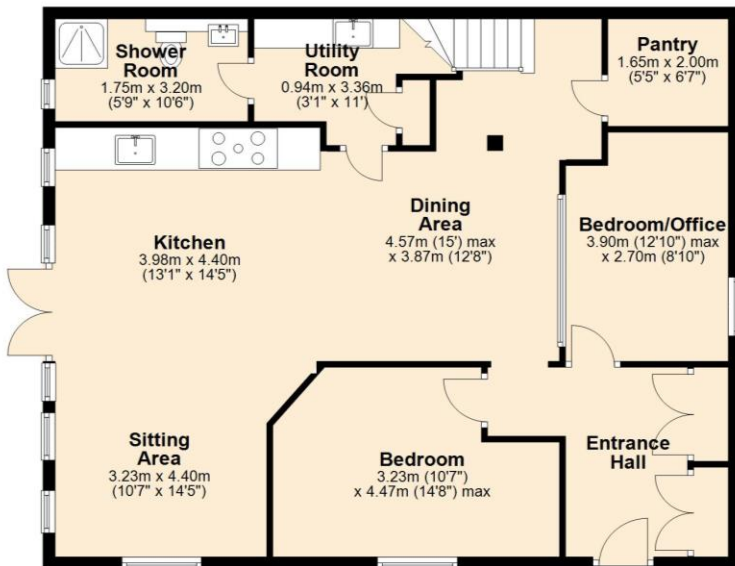
**Important Notice**

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.

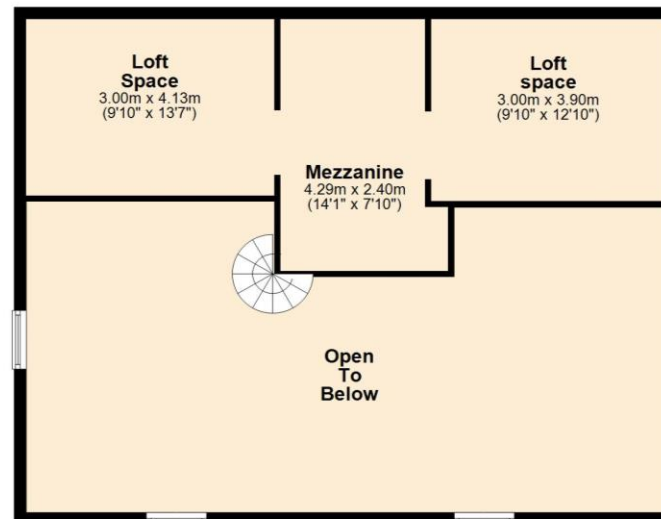
**First Floor**  
 Approx. 89.4 sq. metres (961.9 sq. feet)



**Ground Floor**  
 Approx. 95.9 sq. metres (1032.3 sq. feet)



**Second Floor**  
 Approx. 88.8 sq. metres (956.0 sq. feet)



Total area: approx. 274.1 sq. metres (2950.2 sq. feet)



10 Market Hill  
Diss  
Norfolk IP22 4WJ  
t: 01379 651 931

33 Market Street  
Wymondham  
Norfolk NR18 0AJ  
t: 01953 423 188

rural@twgaze.co.uk  
www.twgaze.co.uk

