



Smallworth Common | Garboldisham | IP22 2QW  
£475,000

twgaze



# Smallworth Common | Garboldisham | IP22 2QW £475,000

Character cottage requiring with refurbishment, with excellent amount potential. Overall grounds extend to just over 1 ac. Former threshing barn and dilapidated clay lump outbuildings within grounds (no planning permission). Ample driveway space. No onward chain.

Council Tax: C  
EPC: TBC

- Character cottage requiring refurbishment
- Former threshing barn and dilapidated clay lump outbuildings
- Mature grounds
- Ample driveway space
- Total grounds extending to just over 1 acre
- Non-estate position
- Cottage benefits from original features
- No chain

## Location

Smallworth Common is found just a mile or so away from the Breckland village of Garboldisham, which sits conveniently just off the A1066 between Thetford and Diss. Garboldisham host local amenities, such as a useful post office/deli shop, public house and primary school.

The South Norfolk market town of Diss is just a short 15 minute drive away and has a good range of facilities, as you may expect. The town centres around a beautiful, natural mere, formed thousands of years ago, which creates a focal point and is close to most of the shops and local businesses. The town has various transport links including a mainline railway station on the Norwich to London Liverpool Street line.







### The property

Brick and flint cottage set back in a slightly elevated position, requiring full refurbishment. The property has retained much of its character, such as Inglenook fireplaces and exposed feature timbers, with the cottage presenting a great opportunity to transform back into a wonderful country home.

### Outside

The driveway leads from the highway, along the front garden providing plenty of parking area. A five bar gate opens to a grassy drive, where an useful clay lump storage building can be found.

Walk further along, there are a range of dilapidated clay lump outbuildings, as well as a brick, timber and clay lump constructed threshing barn, also requiring work.

Continuing along the incline, the grounds open up into a grass field, edged with mature shrubs and trees. A smaller parcel of grassland can be found at the top of the property.

### Services

Mains electricity and water are connected. Private drainage. Radiators heated from Back boiler, connected to the wood burning stove.

### Agent note

Small flying freehold above the dining room. There is a concealed shallow cellar within the inner hallway.

### How to get there

What3words: irrigated.tester.steadier

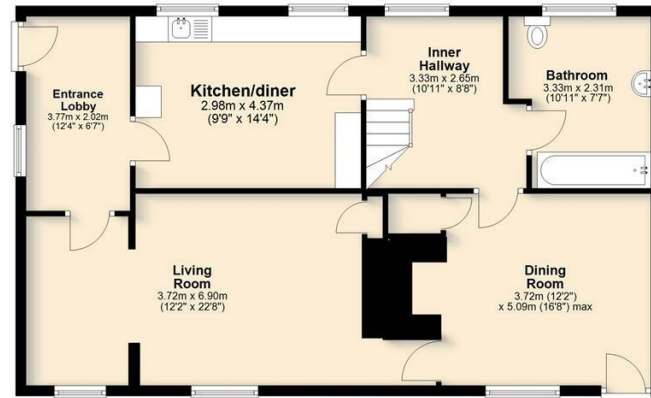
### Viewing

Via an appointment through TW Gaze

### Council tax: C

Ref: 2/19867/RM

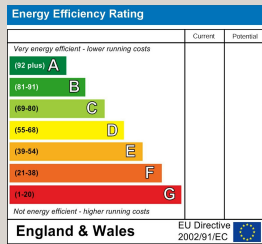




**Ground Floor**  
Approx. 86.4 sq. metres (930.0 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.3 sq. feet)  
Total area: approx. 127.5 sq. metres (1372.4 sq. feet)



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