



Tucked Away Tranquility
Roydon | Diss | Norfolk

EH
EXQUISITE HOME

TUCKED AWAY TRANQUILITY

The Norfolk village of Roydon, mentioned in the Domesday Book, is about a mile from the market town of Diss on the Norfolk/Suffolk border. Diss has all the necessary amenities, including 3 national supermarket chains plus a golf club, an arts centre (The Corn Hall) and a leisure centre. The A1066 runs south of the village, connecting it to Thetford to the west and the A143 to the east, leading to Bury St Edmunds and Lowestoft. The nearest railway station is at Diss on the Great Eastern Main Line connecting it to Norwich, Ipswich and London. The journey to London takes around ninety minutes, making this area eminently commutable. Roydon itself has a primary school, a Forest school, pub, village shop/garage, village hall and a round towered parish church, St Remigius, which dates back to medieval times. Several state and private schools are nearby, including Diss High School and Riddlesworth Hall Preparatory School. To the south of the village, easily in walking distance is Roydon Fen with the larger Suffolk Wildlife Trust nature reserves at Knettishall Heath and Redgrave and Lopham Fen a short journey away. Other nearby attractions include Bressingham Steam and Gardens, Banham Zoo, Thetford Forest Park and Snetterton Circuit. The Suffolk and north Norfolk coast are also easily accessible for day trips and the vibrant, historic county-town of Norwich is a little over 30 minutes by car.

The property is located on Snow Street, a quiet road situated in the older part of the village where several period properties are found. The Friary itself is mentioned in "Waveney Valley Studies" (by Eric Pursehouse) in connection with the notorious Roydon Riots which took place in 1893 when a crowd of villagers, made several assaults on the house, smashing windows with sticks and stones, angered by the enclosure of common land that removed their rights to farm and graze the land. Fortunately today, the locals are friendly and Snow Street is a picture of peace and tranquility.





To the north of the village, surrounded by open farmland is this delightful Grade II listed, detached period property. With pretty casement windows with applied Victorian cusped heads, a timber frame and Norfolk Reed thatch which should last well into the latter part of this century, it is a solidly built house offering extensive accommodation and original features. The original part of the house is believed to have been constructed in the late sixteenth century with additions from the seventeenth. As with many such historic buildings, it is difficult to date the various additions accurately but it has been added to considerably since first built. It was originally used as the Parsonage House and successions of St Remigius vicars have lived there and walked across the fields to the church. Since the present owners moved in, they have replaced the ridge on the thatch and added new capping boards to the gable ends, created an en suite bathroom on the first floor, re roofed the garage, improved the kitchen, put new flooring into the shower rooms, redecorated in parts and replaced the ceiling in the ground floor study.

The house is approached via a tree-lined gravel drive. Mature hornbeams and oaks stretch up to the sky and there is more than enough room for at least seven cars to park comfortably as well as the large garage which has power and light. The small porch frames the side entrance which is in use as the front door and this opens onto the kitchen and the covered thatched porch opens into the impressive entrance hall. A beautiful and unusual hand-carved wooden seat, made by the previous owners utilising an old tree stump marks a striking entrance to the large and beautiful lawn.

Exceptional Interior

The ancient oak front door opens into a large hallway with exposed beams floored in Victorian tiles and with a barrel-vaulted ceiling painted in terracotta. To the left is the spacious double aspect living room with wall and ceiling exposed beams and a large brick inglenook fireplace with a wood burner. Straight on at the end of the hall is the L-shaped family room with doors out into the garden. Painted in Farrow and Ball's Churlish Green and with a feature wall in Hindustan wallpaper by Mind the Gap, this is a delightful space with exposed beams. The owners love spending time having a coffee or chatting to friends while enjoying the view of the garden. This space would be ideal for a young family as it is divided only from the kitchen by open stud work. Leading off the family room is the downstairs shower room and next door to that is a pretty dual-aspect bedroom with its own entrance, another ancient wooden door, it is a peaceful, sunny room which the owners use as guest accommodation. It has a fireplace with wooden surround and lovely garden views. There is also a useful study with woodwork painted in Farrow and Ball's Blackened White, whilst the walls are in Blue Grey. On the right of the hall is the beautiful brick floored dining room, also with exposed beams, an exposed brick wall and a very large inglenook fireplace with an open fire. This room benefits from a built-in cupboard, ideal for storing crockery and glassware.

It takes thoughtfulness and sensitivity to live in a historic building yet make it comfortable and up to date. The kitchen is an excellent example of how this can be achieved. With a huge brick inglenook fireplace, exposed beams, kitchen island and clever storage, this room manages to be at once charmingly original and fit for modern living. A red Aga and Smeg electric oven with gas hob are located in the fireplace recess with recessed shelving and pan storage on the original chimney breast. The units are made from natural wood with polished black granite worktops. The kitchen island, handmade by Eastburn is painted in Farrow and Ball's Rectory Red and has a solid oak worktop. The utility room with practical built in storage and shelving also houses the dishwasher, washing machine and tumble dryer and

a sink. A rear staircase rises from this area to useful attic/storage space which could have development potential. Next door is the boot room with back door to the garden, butler sink and a small toilet which is very handy for anyone gardening outside. Off the boot room, there is a large and useful pantry which retains its original mesh covered cupboard and the ceiling hooks for hanging game. One of the windows is covered with mesh, ensuring that this space is cool in the summer. The owners store their dry goods here. This house keeps on giving, with a wine room with windows covered in the original metal mesh. The owners also keep a double fridge and chest freezer here. Through the back door and adjoining the house, is a shed housing garden tools and next to that the large, impressive barn. Currently used to store the garden tractor, the mower and for general storage, the owners believe that with the correct permissions, this has development potential. It may be possible to add in a first floor and change the current doors into floor to ceiling glass windows. It would make the ideal artist's studio or a hobby room. Finally, the large garage which has power and light is at right angles to the barn.

Characterful Accommodation

The staircase rises up to the first-floor landing with its open stud work painted in Little Greene's Dark Grey and Acacia wallpaper by Cole & Sons. The L-shaped landing is painted in Farrow and Ball's Cromarty, with an exposed brick wall, exposed beams and extensive shelving for books and a dressing area containing built-in drawers and cupboards for clothing and a ceiling height mirror. The double aspect principal bedroom is wallpapered in a pretty tree-themed green and white wallpaper with matching curtains. It has a brick fireplace and benefits from an elegant en suite bathroom. With a traditional boat bath from BC Designs painted in Farrow and Ball's Stiffkey Blue, and a pretty grey tiled wall and exposed beams, a handmade vanity unit by Parker & Howley also painted in Stiffkey Blue with an oak top and a counter top sink. Two further good-sized double bedrooms with fireplaces and exposed beams and a sleek three-piece family shower room with exposed beams and tongue and groove panelling painted in Fired Earth Gesso can be found on the first floor. The staircase rises to the second-floor landing from which radiate two further bedrooms with exposed beams and a large attic room.

Charming Grounds

The house is set in mature grounds extending to 2.4 acres partly laid to lawn, with seating areas, a rose garden, fruit cage, vegetable gardens and a greenhouse. Mature willow trees, beech, hazel, silver birch, sweet chestnut, yew, cedar, laburnum, lime, elm and red leafed maples provide dappled shade. There are also a number of fruit trees; apple, crab apple, walnut, cherry, fig and mulberry trees. The open-sided thatched cart lodge is being restored by the owners and could be re-purposed as an outside kitchen area. Two mature ponds attract wildlife that regularly visit the garden - as well as regular garden birds there are ducks, water hens, pheasants, deer, green woodpeckers, owls and buzzards. There are also two woodsheds and a bike store. There is a field to the left of the house which borders the road and a further acre of woodland across the road opposite the house which is in the process of being designated as Local Green Space in the neighbourhood plan.





We've made so many wonderful memories here."





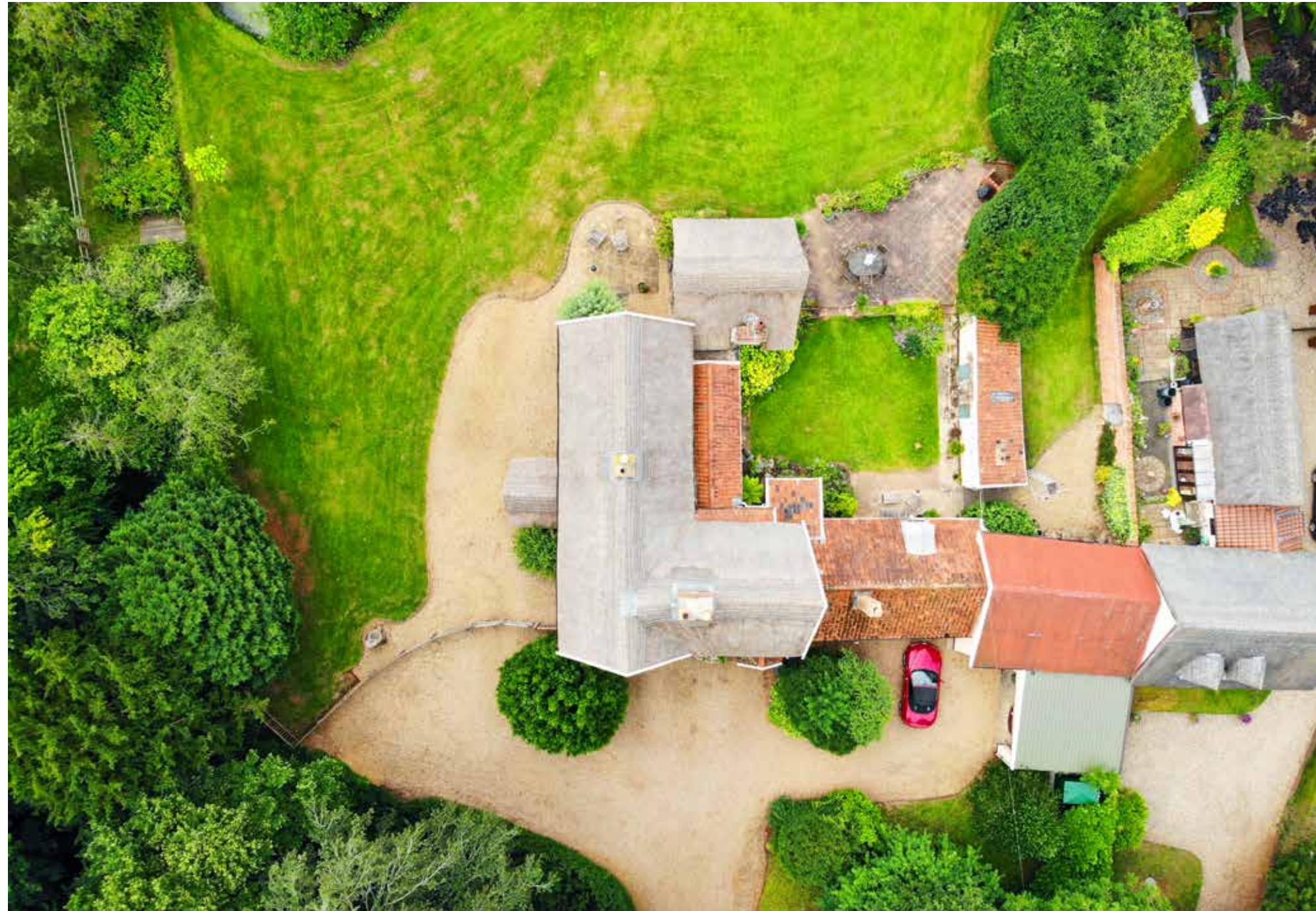


The house has a charm all of its own and considering it's age, feels light and spacious."









Approximate Gross Internal Area
Main House = 4164 Sq Ft/387 Sq M
Garage = 284 Sq Ft/26 Sq M
Outbuilding = 377 Sq Ft/35 Sq M
Barn = 485 Sq Ft/45 Sq M
Total = 5310 Sq Ft/493 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

□□□□ Denotes restricted head height



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



"Situated in a peaceful location on the outskirts of a village with lovely grounds, delightful interior, many original features and excellent road and rail links, this house is a piece of English history."

EXQUISITE HOME

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