

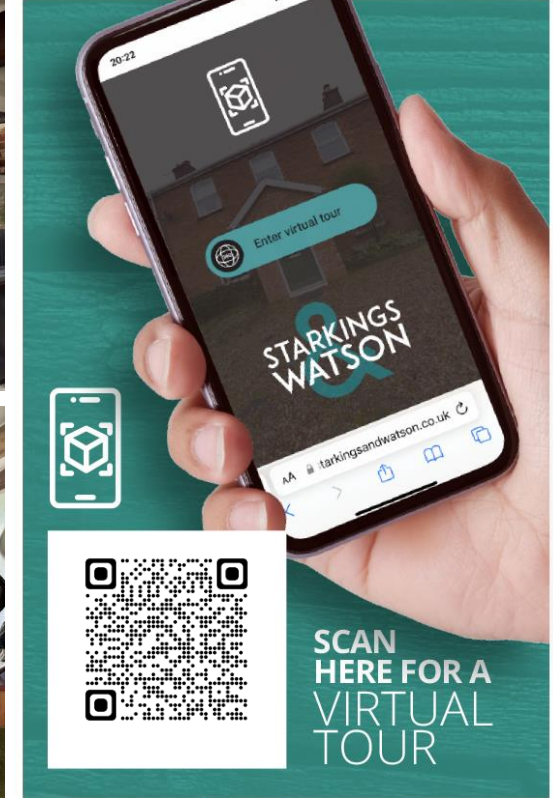
THE STREET

# Dickleburgh, Diss IP21 4NQ

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Grade II Listed Cottage
- Popular Village Location
- Abundance Of Period Features
- Open Plan Kitchen/Dining Room & Pantry
- Sitting Room with Wood Burner
- Four Ample Bedrooms & Study
- Private & Secluded Gardens
- External Studio & Range of Outbuildings

#### IN SUMMARY

Located centrally within the popular south Norfolk village of DICKLEBURGH you will find this DETACHED GRADE II LISTED HOME - formerly the village Forge, dating back to the 17th Century. The property retains much of its original CHARACTER and CHARM, with a WEALTH of EXPOSED TIMBER BEAMS, PAMMENT TILED FLOORING and EXPOSED BRICK FIREPLACES. Whilst the house itself is a good size extending to over 1500 Sq. ft (stms) you will also find a range of HIGHLY USEFUL OUTBUILDINGS including an external OFFICE/STUDIO, storage BARN and further workshop, as well as covered terrace to the rear of the house with PLANNING PERMISSION APPROVED to incorporate this area into the main property. The house itself offers an open plan kitchen/dining room with huge amounts of character and a pantry, utility room, downstairs bathroom, sitting room, FOUR BEDROOMS and a STUDY AREA. Externally there are pleasant SECLUDED GARDENS, along with a shingled and gated parking area providing off road parking.

#### SETTING THE SCENE

The main entrance door is located to the front of the property accessed directly from the pathway. You will find a double gated access to the left of the property providing access onto the shingled driveway, and to the outbuildings and garden beyond.

#### THE GRAND TOUR

Entering the property via the main entrance door to the front you will find a traditional entrance hallway with pamment tiled flooring and access to the first floor landing. There is then a doorway leading into the wonderful kitchen/dining space, again with tiled flooring and a stunning feature brick built inglenook fireplace. The room is laden with exposed timber beams and offers plenty of space for a dining table as well as the traditional solid wood kitchen with wood work surfaces. The kitchen offers space for the double range cooker and a dishwasher, as well as a walk-in pantry cupboard providing lots of useful storage space and space for the fridge/freezer also. Accessed through the door to the rear you will find a useful utility room providing a link to the rear garden, this room also houses the oil fired boiler and leads to the downstairs bathroom currently being refurbished. From the dining room there is a door leading via a small lobby to the main sitting room with again a raft of exposed timber beams, as well as a fireplace housing a wood burner. There is also access via a stable door to the rear garden. Heading up to the first floor landing you will find a wonderful landing area with wood flooring. The main bedroom can be found immediately ahead with exposed timber beams and a dual aspect to front and side, with a useful en-suite shower room. Off the landing there is a useful study area providing access to the three further bedrooms. Two of which are located to the rear and another to the front with the front bedroom providing the through access to one of the rear bedrooms.

#### THE GREAT OUTDOORS

As mentioned, access to the garden is via the double gates to the front onto the gravelled courtyard area providing off road parking and turning space. Within the grounds are a number of useful outbuildings including a studio to the front (formerly a small shop - 11'8" x 9'10", large detached barn 30'11" x 21'3" with power, lighting and water connected. as



To arrange an accompanied viewing please call our  
Diss Office on **01379 450950**



well as and a covered terrace/seating area to the rear of the house with planning permission approved to incorporate this area into the house itself. The outbuildings have potential for a number of uses (subject to planning), but create an ideal space for extensive storage currently. A pathway from the courtyard leads round the back of the property where you will find pleasant and secluded lawns and a range of mature planting and shrubs as well as a dis-used well. You will also find a useful little potting room located to the rear of the barn accessed via the garden. Access to the garden is provided by two doors, one in the utility area and another in the sitting room.

#### OUT AND ABOUT

The traditional Norfolk village of Dickleburgh lies some 5 or so miles to the north of Diss and within the beautiful south Norfolk surrounding countryside and close to Dickleburgh Moor with outstanding views. Over the years the village has proved to be a sought after and popular location and still retains a good range of local amenities and facilities by way of having a village shop/post office/convenience store, public house, bus service to Diss, fish and chip shop, fine church, garage and well regarded schooling with an Ofsted outstanding rating.

#### FIND US

Postcode : IP21 4NQ

What3Words : ///accompany.dares.roofed

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Buyers are advised the property is Grade II listed and situated within a conservation area. There is a dis-used water well in the rear garden. The property is of traditional timber frame and clay lump construction.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



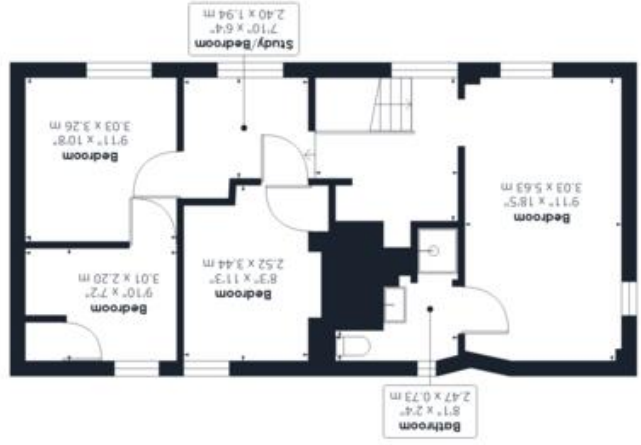
Ground Floor Building 2



Ground Floor Building 1



Ground Floor Building 3



Floor 1 Building 1

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)  
(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1951.33 ft<sup>2</sup>  
181.28 m<sup>2</sup>  
Reduced headroom  
13.37 ft<sup>2</sup>  
1.24 m<sup>2</sup>

