



Rectory Road, Dickleburgh - IP21 4NW



Rectory Road

Dickleburgh, Diss

Situated centrally within the popular village of Dickleburgh you will find this CHARACTERFUL GRADE II LISTED property - formerly a girls' home which retains many period features but has also been sympathetically EXTENDED & MODERNISED creating a spacious and luxurious family home with FLEXIBLE ACCOMMODATION. The property extends to approximately 3900 SQFT (stms) and offers an array of receptions with no less than 7 possible RECEPTION ROOMS. There is a luxurious kitchen as well as utility room, SIX BEDROOMS, a CELLAR, two w/c's and THREE BATHROOMS. The property having been heavily extended to the rear incorporating a converted barn is almost set up as two houses in one and offers MODERN CONVENIENCE along with period features and would be ideal for MULTI-GENERATIONAL or ANNEXE living for extended families. Externally there is a stunning courtyard, large gated driveway, GENEROUS DOUBLE GARAGE and PRIVATE MATURE GARDENS.

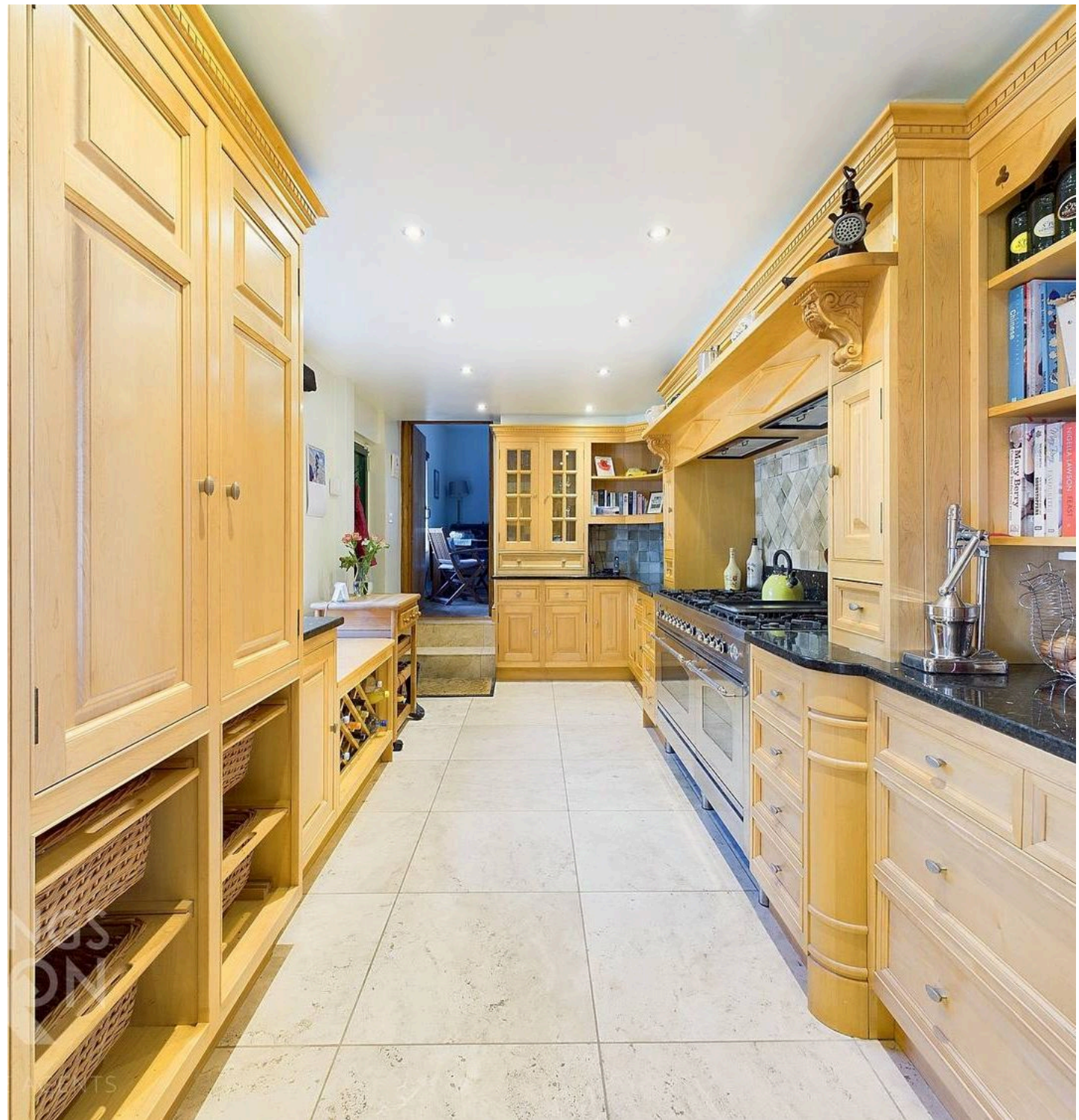
Council Tax band: F

Tenure: Freehold



- Detached Period Home
- Grade II Listed with Period Features
- Generous Footprint Extending to 3900 SQFT (stms)
- Seven Receptions & Bespoke Kitchen
- Six Bedrooms & Three Bathrooms
- Annexe Potential & Ideal for Multi-Generational Living
- Private Gardens & Courtyard
- Double Garage & Gated Driveway

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 outstanding Ofsted rating.



SETTING THE SCENE

Approached via Rectory Road you will find a high brick wall and double secure iron gates providing plenty of privacy leading onto the expansive hard standing driveway. You will find ample parking as well as access to the detached double garage having been recently constructed in past few years. The garage offers double electric doors to the front, power and light with a generous storage area above suitable for conversion (stp). The frontage also offers lawns, planting beds, hedging, trees and shrubs as well as access on both sides. The main entrance door is found to the front via two steps.

THE GRAND TOUR

The house is split into two distinct sections with the older part of the house to the front and the newer conversion to the rear making it an ideal home for multigenerational living. Entering via the main entrance door to the front you will find a welcoming hallway with stairs ahead to the first floor. You will find a snug reception to the right, as well as two large receptions to the left open plan to one another but could be closed if required. The furthest reception gives access to the front driveway as well. To the rear of the hallway is the w/c and purpose study room as well as a second set of back stairs to the first floor. Beyond is an attractive breakfast room which leads through to the main kitchen which is fitted with a solid wood kitchen and solid worktops over as well as double range oven and space for various white goods. Beyond the kitchen is a glazed atrium link which leads the newer part of the house to the rear with doors leading out to the courtyard garden. The first floor of the main section of house offers an impressive family bathroom with sunken bath and separate shower as well as a further shower room and three ample double bedrooms. Heading up again to the top floor there are a further two bedrooms making five bedrooms in total within the main house. The modern conversion to the rear of the house offers bright and spacious accommodation mainly on the ground floor which can be accessed via the glazed link from the kitchen or via the private central courtyard.

There is a useful utility area, a main vaulted reception space providing plenty of room for large gatherings with the addition of a mezzanine level overlooking and a fitted bar. There are exposed timber, a feature fireplace and doors leading out to the courtyard. Off the main reception space you will find a dressing area/inner hallway with fitted wardrobes, a large master bedroom and stunning feature en-suite bathroom with separate corner bath and double walk in shower.

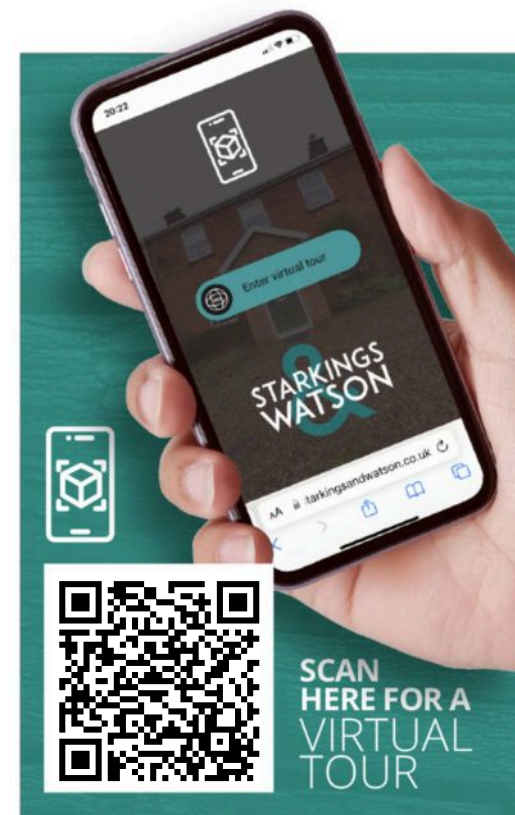
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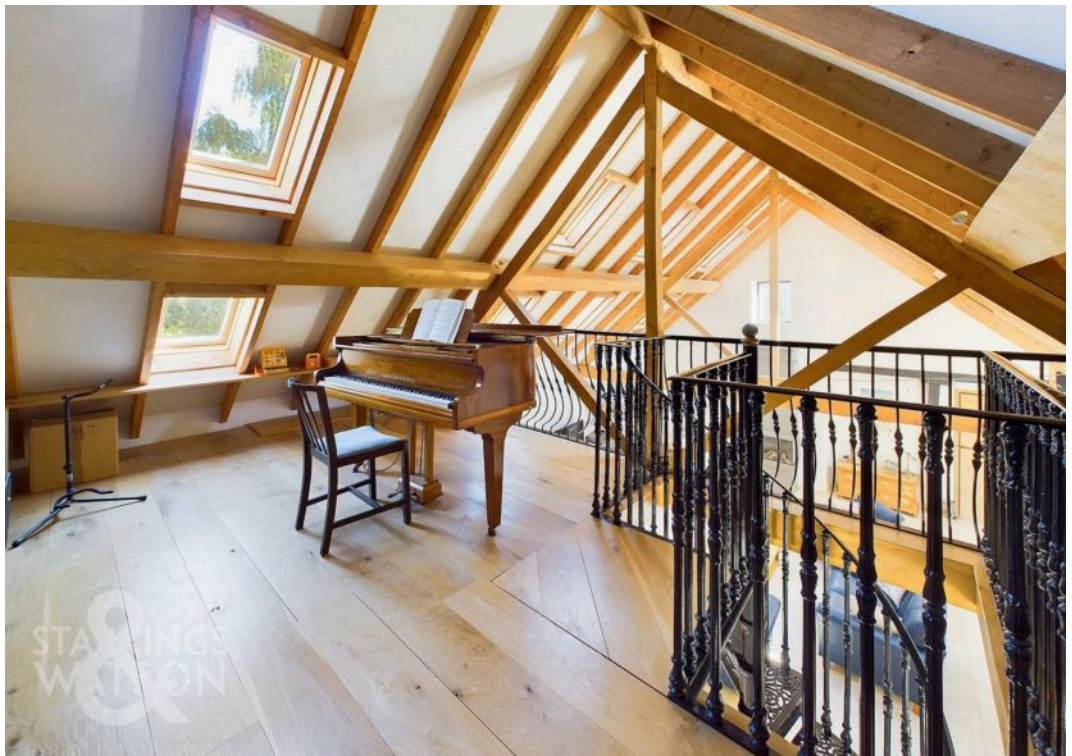
Postcode : IP21 4NW

What3Words : /////meant.fearfully.crawler

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Externally the private gardens are well kept and very mature. A passageway from the inner courtyard leads past the master bedroom to the side garden. The courtyard provides a wonderful sheltered and private space ideal for relaxing and entertaining. The side gardens offer a large decked terrace, shed and a wildlife pond along with many established shrubs, planting borders offering mature trees and shrubs. You also find an established lawn, pergola and useful timber shed, whilst the garden is enclosed with brick walling.

Double garage

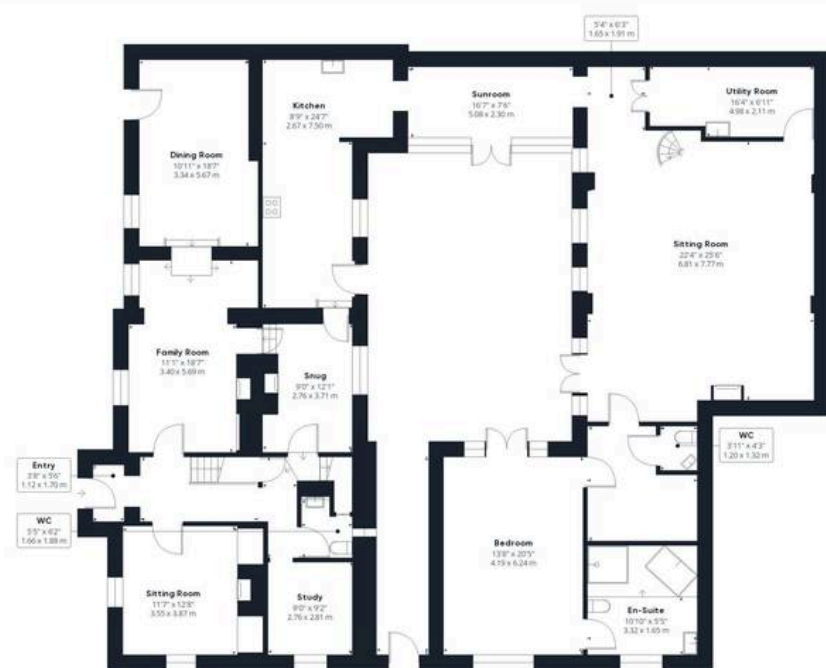
Driveway

Off street

AGENTS NOTES

Buyers are advised the property is Grade II Listed. The central heating is provided via oil. There are mains electric and water connected with private drainage via a Klargester.

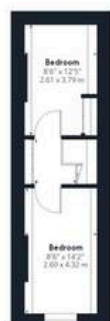




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3917.31 ft²

363.93 m²

Reduced headroom

384.92 ft²

35.76 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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