



Denmark Street, Diss - IP22 4BE

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Denmark Street

Diss

Located in a SOUGHT AFTER & HISTORIC PART of town you will find this attached GRADE II LISTED PERIOD HOME steeped with original character and charm. The house has been altered over the years and is believed to have been a beerhouse known as the Black Horse dating back approximately 400 years. Particular features of note include apotropaic (witches) marks, exposed beams, INGLENOOK FIREPLACES, cellar and a hand crafted OAK KITCHEN. The GENEROUS ACCOMMODATION offering in excess of 2000 SQFT (stms) features TWO MAIN RECEPTION SPACES, kitchen/dining room, ground floor shower room and w/c all on the ground floor. On the first floor there are THREE DOUBLE BEDROOMS filled with character as well as main family bathroom. Accessed via two separate staircases there are a further TWO BEDROOMS in the attic space. Externally there are STUNNING south facing COTTAGE STYLE GARDEN S as well as OFF ROAD PARKING and hard standing area ideal for a possible garage (stp).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

Attached Period Home

- Generous & Private Cottage
- Town Centre Location
- Grade II Listed with Original Features Throughout
- Main Sitting Room with Inglenook
- Large Open Plan Kitchen/Dining Room
- Four/Five Bedrooms
- Shower Room & Family Bathroom
- Off Road Parking & Potential for Garage



The property is located just outside the centre of Diss opposite Fair Green and within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

#### SETTING THE SCENE

The property can be found on Denmark Street opposite Fair Green. The main entrance door is found to the side of the building accessed off the private driveway, which leads to the side parking space and the hard standing parking area towards the end of the driveway with further properties accessed using the driveway. The driveway is owned by the property.

#### THE GRAND TOUR

Entering via the main entrance door to the side you will find a stunning entrance reception room with a storage cupboard and stairs to the first floor landing. There are also a range of exposed beams. To the left of the main hallway is the main sitting room located to the front of the house, a wonderfully proportioned room with exposed beams and an inglenook fireplace housing the woodburner as well as wooden flooring. Heading the other way from the main hallway you will find the true heart of the home, the kitchen/dining/family room. You will find another fireplace with gas fired stove and cupboard storage as well as a second back staircase and tiled flooring. The kitchen offers a hand crafted bespoke solid oak kitchen with wooden worktops over and pantry cupboard. The kitchen features a double range oven and plumbing for washing machine as well as Butler sink and space for fridge/freezer.





## Denmark Street

### Diss

Beyond the kitchen is a boot room/rear porch with a useful w/c and access to the rear garden. You will also find the ground floor shower room off the family room which offers plenty of character, with tiled flooring, exposed brick fireplace as well as double walk in shower tucked around the corner. Heading up to the first floor landing off the main staircase you will find a comfortable double bedroom to the front with wooden flooring, following the landing around there is then another double room with wooden flooring currently used as an office. This room has a ladder staircase leading up to an attic bedroom. The family bathroom is the next room off the landing with a bath and separate shower and built in cupboards as well wooden flooring and exposed beams. The master bedroom is found to the end of the hallway at the rear of the house. The main bedroom is a very generous room in size with a built in wardrobe as well as a brick built fireplace and exposed timber beams. The main bedroom can also be accessed from the back stairs from the kitchen. The rear landing provides further access to the top floor where you will find a further attic bedroom. There is also a cellar access from the main entrance hallway underneath a small section of the main house.

### FIND US

Postcode : IP22 4BE

What3Words : ///filled.hills.contained

### VIRTUAL TOUR

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

### AGENTS NOTE

Buyers are advised the house is Grade II listed as well as having various flying freeholds attached. There is also a cellar not included on the floorplan. The driveway to the side is shared with three other properties beyond but is owned by the property in question. There is a legal obligation in place for the other properties to contribute to maintain as and when is required.



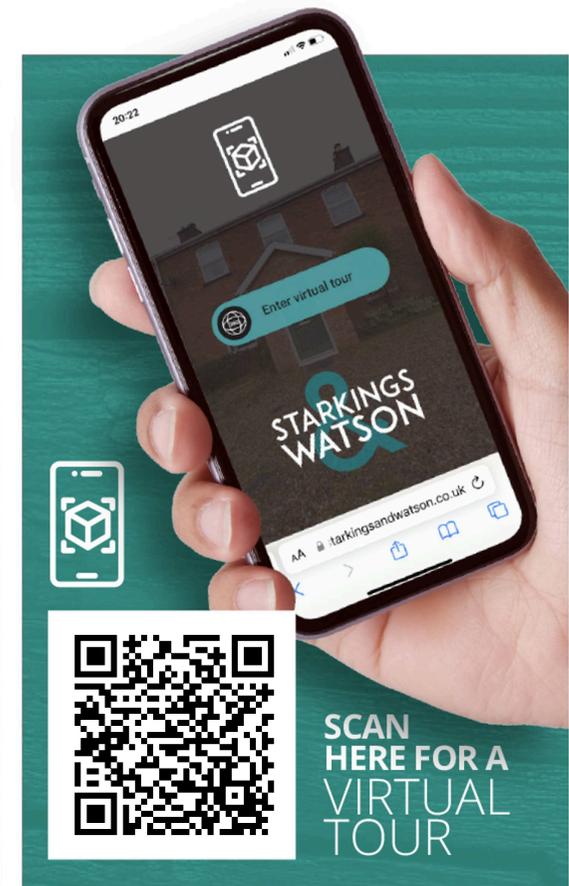
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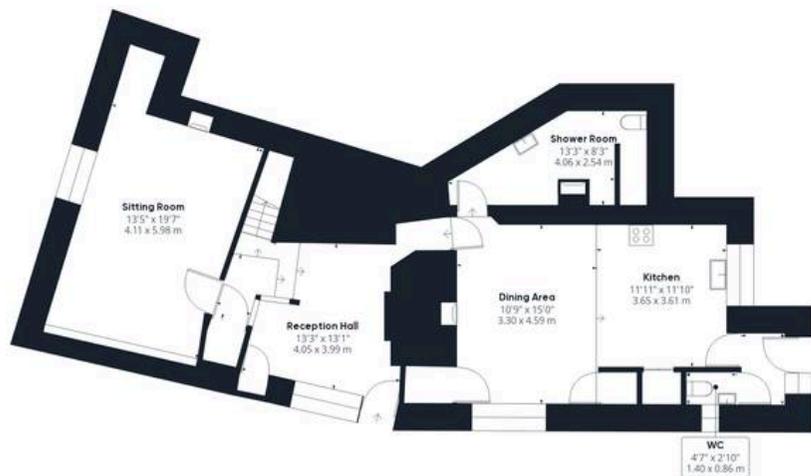




## GARDEN

**THE GREAT OUTDOORS** The well kept cottage style garden is more generous in size than you might expect with a south facing aspect. To the end of the garden you will find a hard standing area ideal for parking multiple vehicles but could also be used to build a garage (stp). Heading up the garden you will find a wide range of mature planting and shrubs creating an excellent degree of privacy. You will find well kept lawns and mature trees and shrubs as well. There is then a shingled and paved patio area to the rear of the house along with a large timber built shed/workshop and side gate onto the side driveway.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2052.49 ft<sup>2</sup>

190.68 m<sup>2</sup>

Reduced headroom

130 ft<sup>2</sup>

12.08 m<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360



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