



Great Green, Burgate - IP22 1QL





## Great Green

Burgate, Diss

Nestled in a SOUGHT AFTER and PRIVATE, RURAL location, this enchanting GRADE II LISTED DETACHED period home offers a unique opportunity to own a piece of history. Set on a mature plot of approximately 0.5 ACRES (stms), the property exudes charm and character, with its original TIMBER BEAMS and retained features adding to its historical appeal. Boasting FIVE BEDROOMS and FIVE RECEPTIONS in the main house, including a country-style kitchen, this spacious residence also includes a SELF CONTAINED ONE BEDROOM ANNEXE that could serve as a guest suite, holiday let, or additional space for family members. The property has undergone various alterations over the years, with extensions in the 19th and 20th centuries, resulting in an internal accommodation measuring approximately 2800 sqft (stms). Surrounded by OPEN FIELDS, the tranquil setting provides a sense of peace and seclusion, making it an ideal retreat for those seeking a quiet countryside lifestyle, yet remaining conveniently close to amenities in both Bury and Diss with the addition of mainline train links to LONDON. Outside, the property offers a haven of natural beauty and tranquillity, with its expansive grounds and mature gardens backing onto open fields providing a picturesque backdrop for outdoor activities or quiet relaxation. The property also benefits from a detached cart lodge providing covered parking and ample space for vehicles on the driveway.





Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- Detached Period Home
- Grade II Listed
- Sought After & Private Rural Location
- Mature Plot Of 0.5 Acres (stms)
- Adjoining Self Contained 1 Bedroom Annexe
- 5/6 Receptions With Country Style Kitchen
- Five Bedrooms & Two Bathrooms
- Surrounded By Open Fields Providing Peace & Quiet

Burgate is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but with good access to amenities. The nearby villages of Botesdale and Rickinghall offer good local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 20 miles away via the A143, allowing connections to the A14 leading to the Midlands and motorway network. Around 4 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling to all levels, sporting and recreational facilities including rugby, cricket and football clubs along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.



## SETTING THE SCENE

The property is accessed via the private roadway on the green with a five bar gate to the front leading onto the sweeping driveway which in turn leads to the parking area to the rear providing plenty of off road parking as well as providing access to the double cart lodge for covered parking. Both the house and the annexe can be accessed independently from the driveway to the rear.

## THE GRAND TOUR

Entering the house via the main entrance door to the rear you will find a useful entrance lobby with space for coats and shoes as well as the w/c. There is access to the main central hallway as well as the kitchen/dining room. The country style kitchen offers a range of units with space for various white goods as well as pamment tiled flooring and space for the dining table. The kitchen opens into the snug area as well as providing access to the garden room at the side offering rural views and access to the garden. From the garden you will find an inner lobby area as well as the central hallway providing various built in storage as well as the stairs to the first floor landing. The first room off the hallway to the front of the house is the dining room, a stunning period room with exposed timbers, tiled flooring and fireplace. There is a traditional front entrance nestled between the dining room and main sitting room, a double sized room which can easily be separated into two distinct spaces with large inglenook fireplace as well as second fireplace housing a woodburner. This room offers a plethora of original character again with exposed timbers and tiled flooring. The final room on the ground floor is a very useful separate study room.

Heading up to the first floor landing you will find five bedrooms in total. Three bedrooms are found in the original part of the property all of which benefits from generous ceiling heights, exposed chimney breasts and original wide oak flooring. There are then two further rooms within the Victorian extension. In addition there is a tiled family bathroom.

## THE ANNEXE

Formerly an outbuilding, the annexe was converted in 1998 and was converted to be used as a holiday cottage or let. Entering via the main entrance door to the front there is a large open plan main reception room with vaulted ceiling and exposed timbers.

There are doors leading out onto the garden from the reception as well as access to the kitchen and bedroom/bathroom in the other. The well equipped kitchen offers a range of storage units with space for various white goods. Heading in the other direction you will find the large double bedroom with built in wardrobes, vaulted ceilings and exposed beams. The bathroom can be found off the bedroom with a double walk in shower.

## FIND US

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What3Words /// health.interrupt.flicks

## VIRTUAL TOUR

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

## AGENTS NOTE

Buyers are advised that the house is Grade II Listed. The property benefits from Septic Tank drainage and Oil Fired central heating as well as further mains services.









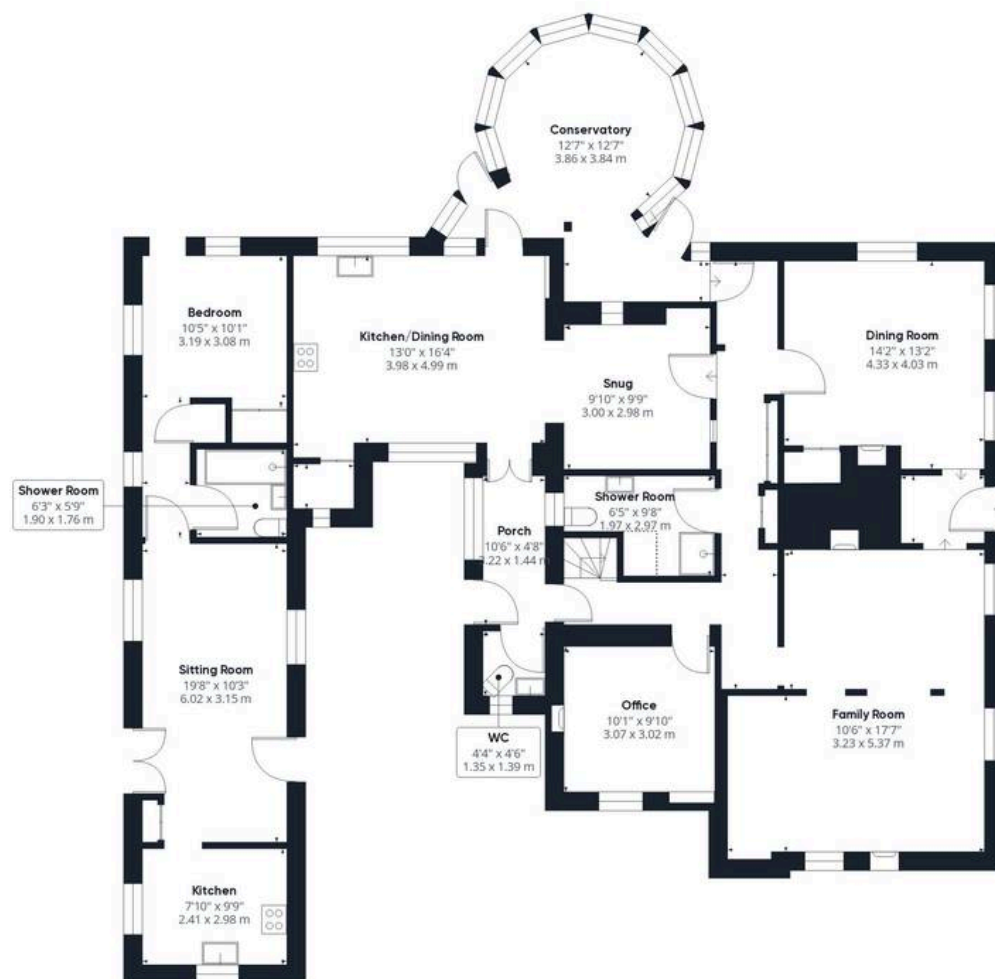


## THE GREAT OUTDOORS

Surrounded by open fields, the grounds extend to around half-acre (stms) and offer a high degree of privacy and peace and quiet, with little in the way of light or sound pollution in this delightful rural setting. The grounds are largely lawned with a variety of mature trees and shrubs, whilst to the south are views over neighbouring farmland. Within the garden you will find a detached cart lodge with adjoining workshop for covered parking as well as the detached annexe providing its own self contained access from the house.







**Ground Floor**



**Floor 1**

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

2827.91 ft<sup>2</sup>

262.72 m<sup>2</sup>

**Reduced headroom**

90.4 ft<sup>2</sup>

8.4 m<sup>2</sup>

(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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