



Shelfanger Road, Roydon - IP22 4DZ

Shelfanger Road

Roydon, Diss

NO CHAIN! This UNIQUE FAMILY HOME which forms part of a conversion of a FORMER MILL and GRANARY converted over 50 years ago by the current vendors represents an excellent opportunity for a wide range of purchasers either looking for a BUSINESS OPPORTUNITY or a possible DEVELOPMENT PROJECT both of course subject to the required permissions. The plot that the house sits within extends to almost 0.5 ACRES (stms) and with properties all around and good access options, there is an obvious opportunity to potentially development the plot. With regards to the business opportunities, the house benefits from an EXTENSIVE RANGE of OUTBUILDINGS and GARAGES providing covered parking for at least 3 or 4 vehicles with further scope. Someone looking to run a business from home or store classic cars would be ideally suited. The house itself extends to over 2000 SQFT and offers FOUR BEDROOMS and FOUR RECEPTION ROOMS alongside unique sized rooms with period features retained. The property is certainly something that should be viewed to fully appreciate all that's on offer as this is not your every day listing!



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain!
- Potential For Residential Development & Conversion Of Outbuildings (stp)
- Generous Plot of 0.48 Acres (stms)
- Ideal Commercial Use With Extensive Garaging & Outbuildings
- Unique Conversion Of Former Mill & Granary
- Over 2000 SQFT Of Internal Accommodation
- Four Impressive Reception Rooms & Four Bedrooms
- Private Driveway With Expansive Parking

The property is located in the popular village of Roydon, an ideal spot for walking and enjoying the quiet life. The village of Roydon is within an easy walk of the property has a service station, public house, village hall and is situated less than one mile from Diss. The market town of Diss has an abundance of amenities including three supermarkets, a leisure centre, independent shops and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline.



SETTING THE SCENE

Approached via a large sweeping hard standing driveway from Shelfhanger road, there are lawns either side of the large and impressive driveway. The driveway leads around the rear of the house to a generously sized parking area suitable for a number of vehicles. Accessed off the driveway is the impressive garaging which would be ideally suited to someone looking to store either classic cars or run a business due to the size and nature of the garaging.

THE GRAND TOUR

Entering the property from the rear you will first find the utility space with a range of units and storage as well as space for washing machine and further white goods. From the utility there is a door to the kitchen and another door to the main hallway. The kitchen features a range of solid wood units with rolled edge worktops over as well as integrated electric oven and grill as well as dishwasher and electric hob. The kitchen offers a built in cupboard as well as open plan access to the dining room adjacent. The dining room is well finished space with access to the garden room and the main hallway in the other direction. The garden room features a solid roof and double doors leading onto the garden. From the inner hallway you will find a main entrance door, useful study room, stairs to the first floor landing and a ground floor w/c. There is also access to the sitting room. The sitting room forms part of the original Mill with a circular footprint akin with the Mill itself. You will find a brick built fireplace housing a woodburner as well as a dual aspect. Heading up to the first floor landing you will find a range of fitted storage as well as stairs to the attic bedroom. To the rear of the house there are two comfortable double bedrooms both of equal size. The bathroom offers a shaped corner bath as well as separate shower room.

The main bedroom is found within the Old Mill section above the sitting room meaning it offers similar proportions to the sitting room alongside built in furniture and a dual aspect. Heading up to the top floor there is a large attic room which could easily become a fourth bedroom if required.

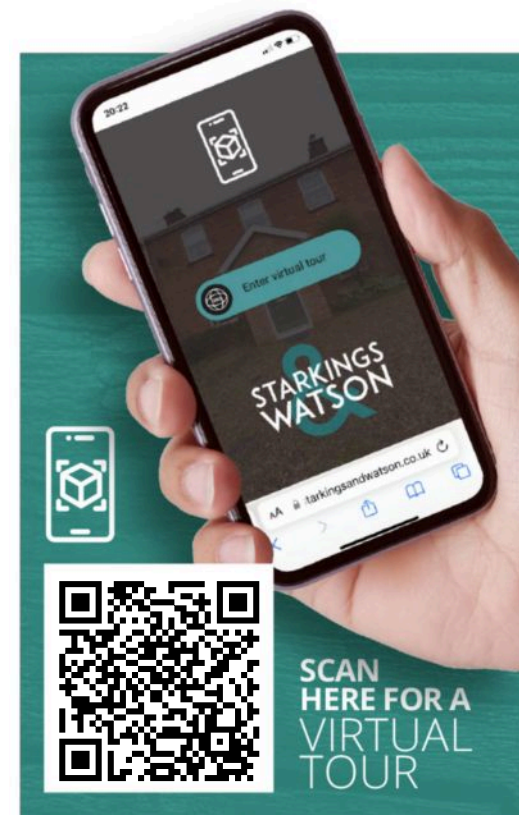
FIND US

Postcode : IP22 4DZ

What3Words : ///thud.skies.absent

VIRTUAL TOUR

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



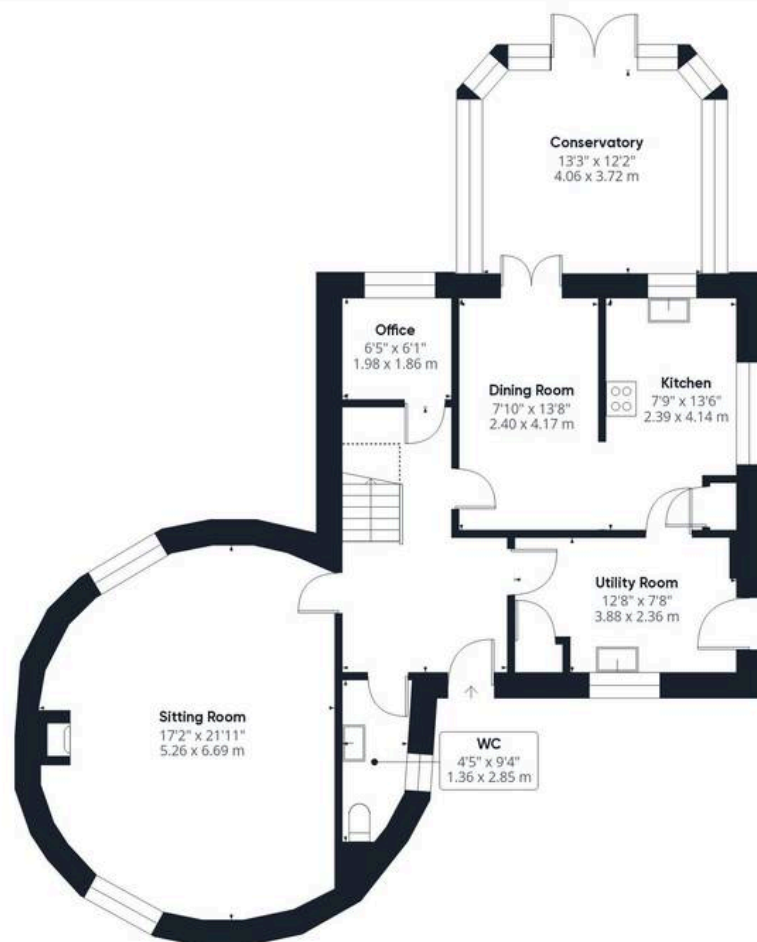




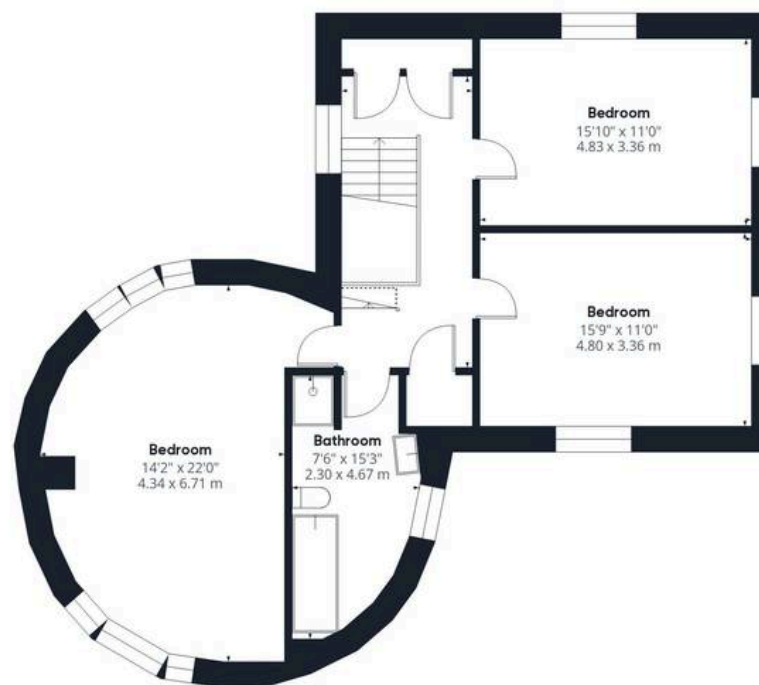
THE GREAT OUTDOORS

One of the main appeals of the Old Mill is the outside space on offer. The plot itself extends from front to rear to 0.48 Acres (stms) with huge potential for a number of different uses. The grounds are mainly laid to lawn with various planting borders and mature shrubs. You will find a pleasant paved patio to the side offering the ideal place for table and chairs. There is also a timber summer house within this section of the garden. Following the driveway from the roadside around the rear of the house you will then find an expanse of hard standing parking suitable for a number of vehicles. There is also a large detached triple garage with workshop off the driveway as well as further outbuildings. The garage area comfortably houses a number of vehicles and would be ideal for a purchaser looking to run a business from the premises that involves vehicles. It would also suit purchasers looking to house classic cars. The garaging offers power and light as well as inspection pit. To the end of the plot is a further expanse of lawn which has clear and obvious building potential (stp). This area would quite comfortably house another property or two and would be an ideal potential project for someone looking to develop the plot. There is currently no planning permission in place but with the level of building surrounding the plot there is a strong possibility that something could be built.





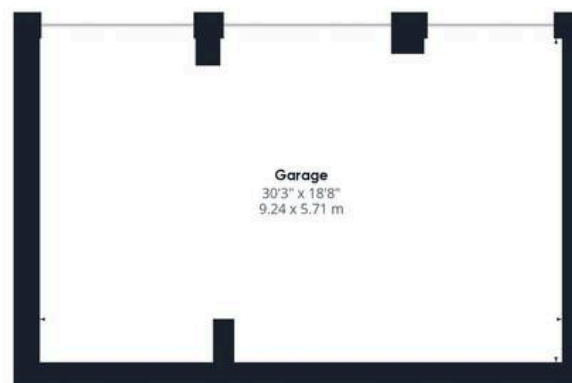
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2632.74 ft²

244.59 m²

Reduced headroom

90.19 ft²

8.38 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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