



Upper Street, Gissing - IP22 5UN





## Upper Street

Gissing, Diss

Nestled in a tranquil, RURAL VILLAGE SETTING, this exceptional THREE BEDROOM DETACHED COTTAGE embodies the epitome of period charm and character. As a Grade II listed former village bakery dating back to 1680, this property boasts a unique historical allure, with stunning ORIGINAL FEATURES seamlessly integrated throughout. The inviting interior flows effortlessly from room to room, with FOUR WONDERFUL RECEPTION areas providing ample space for both relaxation and entertainment. The heart of the home can be found in the country kitchen complete with a Rayburn stove and separate utility area, creating a warm and welcoming atmosphere. THREE GENEROUSLY PROPORTIONED BEDROOMS along with a versatile study room offer flexible living options to suit the needs of modern-day living. The exterior of the property is equally as impressive, with private and generous rear gardens and a range of OUTBUILDINGS providing endless potential for development or additional accommodation with permissions in place for conversion to holiday let/annexe accommodation if desired. The current owners have in recent years renovated and restored the property including things such as new ceiling, re-wiring, new plumbing, new doors and windows as well as as general cosmetic upgrades and restoration and now presents as a 'turn key' home for a new purchaser.

Council Tax band: C

Tenure: Freehold





- Detached Period Grade II Listed Cottage
- Quiet, Rural Village Location
- Stunning Original Features Throughout
- Former Village Bakery With Original Features
- Four Stunning Reception Spaces
- Country Kitchen With Rayburn & Utility
- Three Ample Bedrooms & Study Room
- Private Gardens & A Range Of Outbuildings With Permissions

Gissing is a small rural village lying some 5 miles north of Diss, a bustling market town with weekly markets in the market square and auctions. Diss sits on the Norfolk/Suffolk border and offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London Liverpool Street, located to the east of the town centre.

#### SETTING THE SCENE

Approached via Upper Street, the cottage sits proudly on the roadside with space to the front for parking vehicles off road. Double gates to the side allow access for vehicles to the side and rear of the house as well if required. To the front there is a low level brick wall with gate and pathway leading to the main entrance door to the front.





## THE GRAND TOUR

Entering via the main entrance door to the front, you will find a small entrance hallway with access to the reception spaces. With pamment tiled flooring, to the right of the hallway there is a cosy reception/snug with fireplace and built in storage cupboard. In the other direction off the hallway is the main sitting room with an abundance of features including a stunning inglenook fireplace housing a woodburner. Access off the sitting room is the inner hallway, as well as the reception space and dining area. The reception space features parts of the original bread oven and leads through to the dining area, with a cosy dining space tucked around the corner with built in seating, as well as a ladder staircase leading up to the study room on the first floor. The inner hallway provides a staircase to the first floor landing, with a further door into a lobby housing the second staircase to the first floor. From the inner hallway, you will find the utility room to the rear of the house with access to the rear garden, built in storage cupboard and the family bathroom beyond. The bathroom has been panelled and is comprised of a roll top bath, w/c and hand wash basin. The kitchen/dining room can be found off the utility room in the other direction and features a range of shaker style units with solid wood worktops. There is an integrated electric oven and Rayburn stove, as well as space for further white goods, as well as a dining table and a door to the rear garden. The kitchen also provides access to the reception/dining space meaning there is a circular loop. Heading up to the first floor, you will find it is split into the two sections accessed via two separate staircases, which are also linked via a bedroom. You will find three ample bedrooms which could all take a double bed and benefit from exposed beams and wooden flooring.

## FIND US

Postcode : IP22 5UN

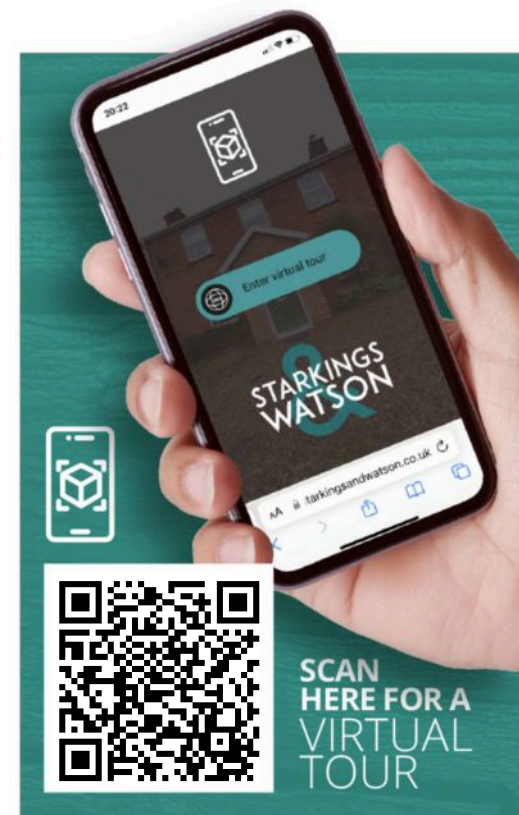
What3Words : ///pools.conducted.though

## VIRTUAL TOUR

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

## AGENTS NOTES

The property is Grade II listed and of traditional construction. Mains electricity and water are connected with drainage provided by a private sewerage treatment plant. Central heating is provided by oil.









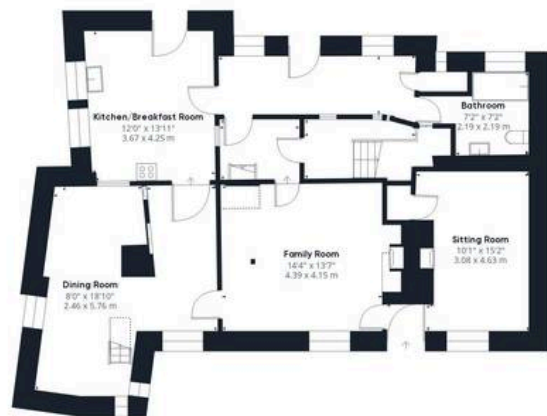


## THE GREAT OUTDOORS

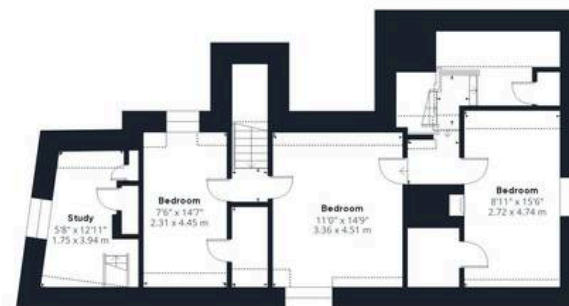
The West-facing garden offers a pleasant patio immediately to the back of the house. A path runs from the patio to the bottom of the garden, where there is a small greenhouse and several raised beds. The rear garden is predominantly laid to lawn as well as being securely fenced and enclosed. There are several brick built outbuildings within the rear garden offering clear potential for conversion, the most notable of which has approved planning permission for a single storey, one bedroom holiday let. You will also find the two storey store room to the side of the house which has been converted to a certain level already and would make an excellent office or store. To the front of the house there is space for three cars off road. There are also double gates to side meaning you could bring cars around the back off road as well if required.







**Ground Floor Building 1**



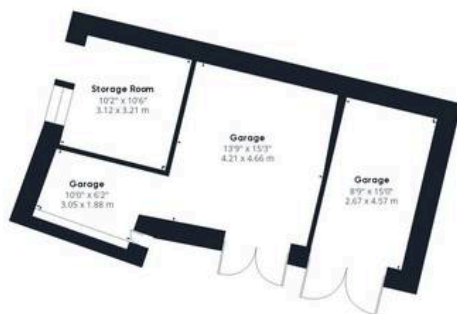
**Floor 1 Building 1**



**Ground Floor Building 2**



**Floor 1 Building 2**



**Ground Floor Building 3**

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

2502.29 ft<sup>2</sup>

232.47 m<sup>2</sup>

**Reduced headroom**

141.74 ft<sup>2</sup>

13.17 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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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.