



EH

EXQUISITE  
HOME



## GEORGIAN GRACE IN THE WAVENEY VALLEY

Set in the heart of the Upper Waveney Valley, just four miles from Diss, the charming village of Bressingham is home to this elegant Grade II listed Georgian house. Enjoying far-reaching views over open countryside, the property seamlessly blends contemporary comfort with period character.







## Timeless Elegance...

Standing looking out over vistas of beautiful unspoiled farmland is this delightful Grade II listed family home, thought to have been built around three hundred years ago when George IV was on the English throne. Spacious, versatile and with a multiplicity of original features, it is an absolutely charming piece of history which has been brought sensitively up to date. The present owners bought it ten years ago and have added a new kitchen which has been extended out due to taking down a wall. They have also redecorated and kept the house in excellent condition. There is a large area to the front composed of gravel and lawn, with generous parking space and several trees. The views over the fields are stunning and the owners very much enjoy watching the sun set over them every evening. The lawn wraps around the side and rear of the house and the original well, capped off, has been topped with a thatched cover. The house featured on the popular BBC series "Escape to the Country" recently.

The front door opens into the small entrance hallway. Throughout this lovely property, there are exposed beams and original features, adding very greatly to its period charm. To the right of the hallway is the elegant, welcoming family room with a built in corner cupboard, exposed beams, a brick hearth with oak bressumer beam and a wood burner. To the left is the dual aspect sitting room, flooded with natural light and benefiting from generous built in bookcases. The staircase to the first floor rises up from here and it is the perfect space for relaxing, reading a book, enjoying coffee with friends or simply spending family time together. Running from the back door is the second hallway with plenty of built in storage, hooks and places to hang coats and stow shoes. It leads to the sunny, dual aspect, brick floored kitchen/breakfast room with its exposed beams, pale kitchen units, solid wooden worktops, ceramic Belfast sink, integrated dishwasher, two fridges and John Lewis Rangemaster electric oven with gas hob. There is more than enough room for a table and chairs for informal family dining and kitchen suppers. The utility room has space and plumbing for a washing machine and tumble dryer. There is a handy boot room, ideal for kicking off muddy shoes after a long tramp over the fields. The dual aspect music room has sunlight streaming into it and features exposed beams. If desired, it could be converted into an accessible ground floor bedroom, or used as a third reception room or snug. It benefits from an inglenook fireplace.

The ground floor accommodation is completed by the stunning family bathroom, spacious, elegant, light filled and exactly what one would expect from a gracious home of this period. With a large freestanding bath with floor mounted taps and shower attachment, generous walk in shower and even space for an armchair, it offers both luxury and comfort in equal measure.







*“..it’s an absolutely charming piece of history which has been brought sensitively up to date...”*









### *Original Features and Beautiful Views...*

The staircase, with its exposed beams on the left and right leads up to the landing. The delightful dual aspect principal bedroom has a dressing room, exposed beams and stunning views across the fields beyond. The second bedroom benefits from two steps up to a small room which would make the perfect home office. It could also serve as a dressing room or for storage. The third bedroom is slightly smaller but would make the ideal nursery or child's bedroom. There is generous eaves storage on this floor and three lofts. The first is accessed via

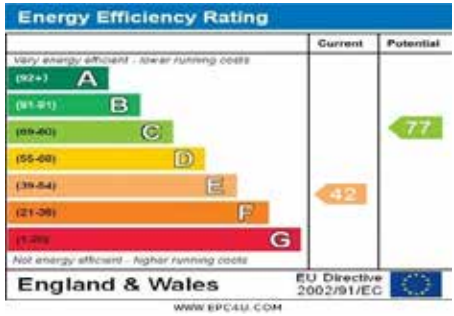




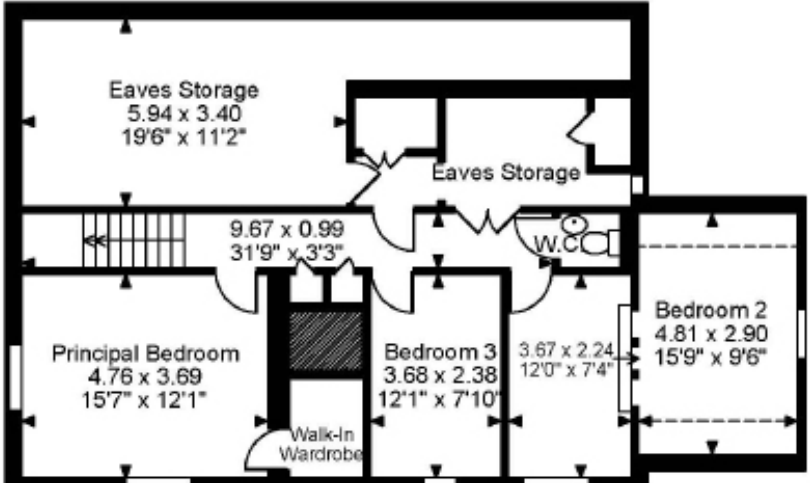
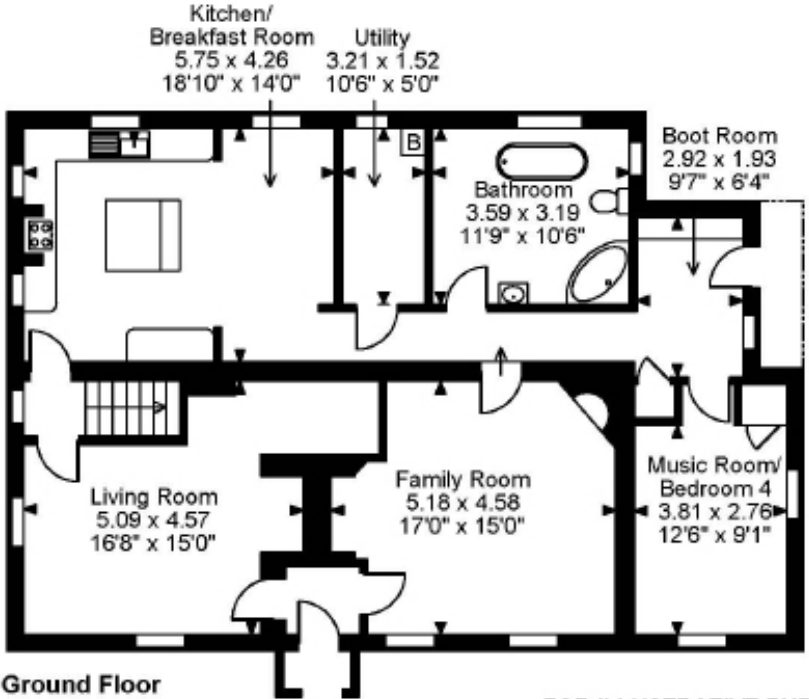
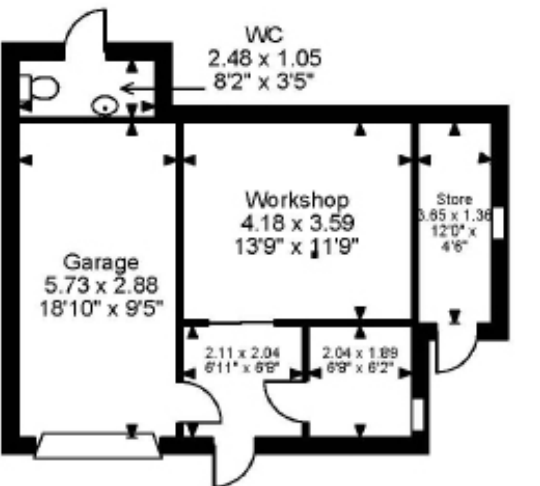
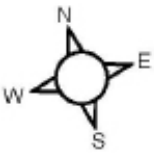
# LOCATION

To the side and rear of the house is lawn edged with shrubs. North facing, it is easy to look after. The main extent of the grounds can be found at the front, south facing and looking out over beautiful unspoilt countryside. The large detached outbuilding is presently being used as a garage, workshop and store, and benefits from a cloakroom. If desired, and with the correct planning permission in place, it may be possible to add a first floor and turn it into a stand-alone annexe. There are beautiful walks all around the area and it is perfect for dog owners. The garden is completely dog-proof.

The owners brought up their family here and one of the reasons for buying the house was the excellent choice of local schools. There is a primary school in Bressingham and another in nearby Roydon. High schools can be found in Diss and Hartismere. Transport links here are good, with trains running into London Liverpool Street in an hour and a half from Diss station, which is a ten minute drive away. Norwich is forty five minutes away and Cambridge an hour. Bressingham is a lovely village with plenty of amenities but well connected to the rest of the county and beyond. Thetford Forest covers nearly 47,000 acres and is a Site of Special Scientific Interest. The Broads National Park spans the Norfolk/Suffolk border with its network of navigable waterways and with popular tourist destinations as Grimes Graves and Centre Parcs at Elveden, this is a beautiful and peaceful part of the region, perfect for those who enjoy walking, hiking and cycling. Four miles from the market town of Diss is the village of Bressingham on the Upper Waveney Valley, its name synonymous with the Bressingham Steam Museum and Gardens, created in 1953 by nurseryman Alan Bloom. Mentioned in the Domesday Book of 1086, it was then divided in ownership between William I and Bury St Edmunds Abbey. Its name is thought to derive from the Old English for "the homestead of Briosa's people." It has a Tapas Bar, primary school, village shop, a village hall and playing fields. The parish church of St John the Baptist is Grade I listed and dates back to at least the fourteenth century.



Approximate Gross Internal Area  
Main House = 1950 Sq Ft/181 Sq M  
Garage = 530 Sq Ft/49 Sq M  
Total = 2480 Sq Ft/230 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height  
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