

EH

EXQUISITE
HOME



CHARM & CHARACTER

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Market Town on the Banks of the Waveney

The town of Diss sits close to the Norfolk border on the River Waveney. It has a number of historic buildings including thirteenth and fourteenth century churches, the sixteenth century Dolphin House and a mid-Victorian Corn Hall which is still in use. Transport links are excellent with a railway station on the Great Eastern Main Line connecting the town with Norwich to the north and London Liverpool Street to the south. The A1066 runs through the town and the A140 bypasses it to the east.

Charming House in Town

Standing in the heart of Diss, close to all the shops and amenities, is this delightful pink painted Grade II listed house thought to have built in the first decade of the sixteenth century. Arranged over three floors, it has retained many of its period features including the external shutters. It has a long and storied history, including serving as a coaching inn, being bought by the church as a vicarage to stem the flow of drinking in the town, before being used as the doctor's surgery. The present owners bought it twenty years ago, having fallen in love with its beauty and charmingly welcoming air. Since moving in, they have greatly improved it so that it is now a comfortable, spacious and versatile family home, standing on a generous plot of 0.88 acres. The front door opens into the large entrance hall with exposed beams and a built in cupboard, plus a vintage radiator (there are a number of these throughout the house). The dual aspect drawing room with its marble fireplace featuring a coal effect gas fire and full length windows is where the owners enjoy the morning sun and entertain. The cosy dual aspect sitting room has a bow window, log burner, wooden floors and exposed beams and is used as a TV room. Between these two room is a large hallway, formerly much used by the vicar, and there is a separate door leading outside.

To the left of the hallway is the dining room with original pantile floor, exposed beams and the original cast iron cooking range, plus a storage cupboard. The owners love entertaining family and friends and this room has frequently been pressed into service to host large parties. A door opens into the pantry and gives access to the former servants' staircase. At Christmas, the house is full of Christmas trees and



lights and its spacious and flexible accommodation means that plenty of guests can be accommodated with no difficulties. Next door is the cosy living room with exposed beams and a storage cupboard. A shower room leads off the entrance hall and off the dining room is the former servants' pantry plus another useful little room which leads into the vast utility room. With its painted brickwork and ceiling-mounted drying pulley, it is a most useful space and benefits from plumbing for a washing machine and tumble dryer. The owner keeps her plants in the sun room next door, and there is a workshop with a toilet off it, next door to the large integrated garage. If desired, and with the correct planning permission in place, this could be converted into a home gym, home office or further reception room. The kitchen is light and airy with more than enough space for a table and chairs for everyday meals. With its solid wood cabinets, integrated double electric oven, gas hob, waste disposal unit, pantry off and lovely views, it is a delightful spot for cooking and eating. As one would expect with a house of this age, there are two staircases, one the former servants' staircase to their accommodation on the second floor, and this gives real flexibility to the interior.

Versatile Charm

The staircase rises to the generous landing from which radiate the bedrooms and bathrooms. The principal bedroom looks over the front garden, features the original wooden floorboards, has two windows and two useful walk in cupboards. The second bedroom has a large linen cupboard and an ensuite shower room, with the good sized double third bedroom next door. If desired, this could be converted into a large principal bedroom suite with bathroom and full sized dressing room. The fourth and fifth bedrooms open into each other, both retaining their original wooden floorboards and exposed beams, and would make the perfect nursery suite, or a guest room with en suite bathroom. The fifth bedroom has two access points – one from the bedroom next door and one from the former servants' staircase. The family bathroom has a bath with shower over and there is a further cloakroom on this floor. On the second floor, with its pitched roof, there is a further double and a single bedroom, plus a useful storage room which can be accessed from the first floor hallway or the servants' staircase. This level would make the ideal teenage hangout or hobby room.





Delightful Garden

The south facing front garden is mainly laid to lawn with fragrant jasmine and honeysuckle growing around the front door. A number of mature trees and attractive planting give it a charming air and the lawn wraps around the back to the north facing back garden where there are fruitful apple and damson trees. Mature palm trees provide shelter and texture and there is a quiet seating area screened by bamboo, as well as a greenhouse and shed. Diss has many amenities and there are a number of local primary schools plus the high schools at Diss, Stradbroke and Hartismere. With four reception rooms, two cloakrooms, three bathrooms and seven bedrooms, this really is the most charming, magical and practical house standing in lovely grounds in the perfect location.



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