



Forge Cottage, The Street

Diss



Minors & Brady

Forge Cottage

The Street, Diss

Steeped in history and rich in character, Forge Cottage is a captivating Grade II listed thatched home that captures the spirit of English country living. Thoughtfully restored, it offers three inviting bedrooms, two bathrooms, and a series of warm and welcoming living areas filled with exposed beams and the soft glow of an inglenook fireplace. The kitchen is a charming focal point, finished with granite worktops and space for a range cooker, supported by a separate utility for everyday ease, while a dedicated study provides a quiet and practical space for home working. Outside, the setting is equally special, with a beautifully landscaped south-facing garden filled with established trees, colourful planting, and winding pathways leading to a pond, greenhouse, summerhouse, and fruit tunnel. Ample parking is provided by a shingled driveway, a garage, a workshop, and a double cart lodge, while the additional store room offers versatility or potential for conversion, subject to planning. Set in the sought-after village of Rickingham with its amenities and community feel, this is a home where period elegance and modern comfort come together effortlessly.

Location

The Street is situated in the sought-after village of Rickingham, which connects directly with Bottesdale, creating a well-served and close-knit community. The area offers a variety of local amenities including shops, a post office, pubs, a medical centre, and a village hall, ensuring everyday convenience within walking distance. Families benefit from Rickingham Primary School and nearby middle and high schools in Diss, which also provides a wider range of services such as supermarkets, cafés, and a mainline railway station with direct routes to Norwich and London Liverpool Street. The surrounding countryside offers scenic walking routes and green open spaces, while the nearby A143 allows easy travel across Norfolk and Suffolk, making this an appealing setting for those seeking village life with strong transport connections.

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Forge Cottage

The Street, Diss

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Forge Cottage is a distinguished Grade II listed thatched home dating back to the 16th century, once a working forge and village shop and now a beautifully preserved country residence. Found in the heart of Rickinghall, the property stands slightly elevated from the road with a charming frontage and a warm, characterful presence.

Stepping through the main entrance, you arrive directly into the living space, an inviting room filled with natural light and rich in period detail. Exposed timbers and an inglenook fireplace give a sense of timeless charm, while the open flow leads naturally into the adjoining dining room. Together, these two rooms create a spacious and welcoming environment that feels both homely and refined, ideal for family life or entertaining guests.

From the dining area, the kitchen continues the traditional character with granite worktops, cream cabinetry, and space for a range cooker within a wide brick and timber fireplace. The layout combines practicality with cottage style, complemented by a utility room offering space for laundry appliances, additional storage, and access to the garden. The ground floor bathroom completes this level with a freestanding roll-top bath, high-level WC, and quarry-style flooring that adds authentic charm.

To one side of the house, a secondary entrance opens into a small lobby leading to a separate study. This versatile space is perfect for those working from home or seeking a quiet area, with the option to close it off from the main living areas for privacy.



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Upstairs, the long landing stretches across the full width of the house and is filled with light from twin rear windows overlooking the garden. All three bedrooms are accessed independently, two generous doubles and one single, each displaying sloping ceilings, exposed beams, and wooden floors that reflect the property's heritage. A first-floor shower room provides additional convenience while maintaining the same traditional finish.

Outside, the property opens onto a beautifully landscaped south-facing garden designed to feel private and picturesque. A series of steps and pathways leads through mature planting, lawns, and seating areas framed by ornamental ironwork.

The garden is a wonderful extension of the home, filled with established trees, shrubs, and seasonal flowers that have been carefully tended over the years. A pond with a working filter system forms a focal point, while a greenhouse, summerhouse, and soft fruit tunnel add both charm and practicality for keen gardeners.

At the side, a shingled driveway provides ample parking and leads to a detached garage, a workshop, and a double cart lodge offering further covered parking and secure storage. Beyond this, an additional store room or garden room provides flexibility for use as a hobby area or home office, and together the outbuildings present scope for conversion subject to planning permission.

Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

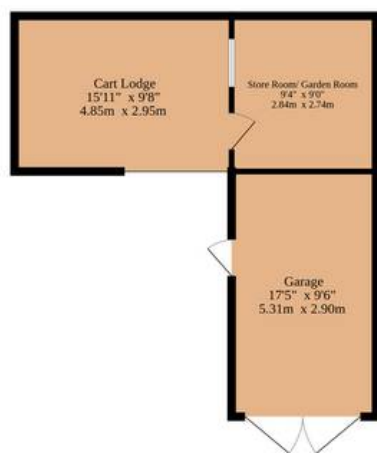
Heating system- Oil-fired central Heating

Council Tax Band- E



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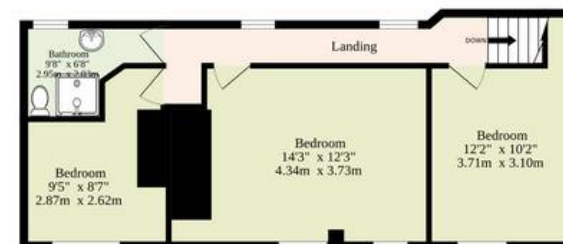
Outbuildings
401 sq.ft. (37.3 sq.m.) approx.



Ground Floor
685 sq.ft. (63.6 sq.m.) approx.



1st Floor
493 sq.ft. (45.8 sq.m.) approx.



Sqft Includes Outbuildings

TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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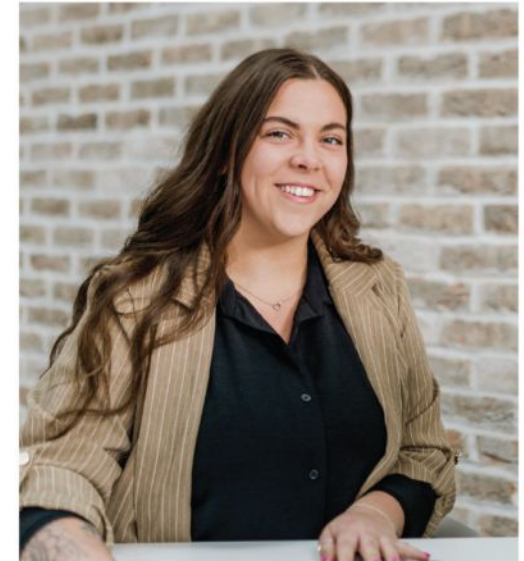
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Meet *Theo*
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