



South View Common Road, Shelfanger

Diss



Minors & Brady

South View Common Road

Shelfanger, Diss

Set in the desirable village of Shelfanger, this exceptional Grade II Listed detached cottage dates back to the 1650s and stands proudly on a generous plot surrounded by open countryside. Rich in period charm, it features two elegant reception rooms with exposed beams and inglenook fireplaces housing wood-burning stoves. The traditional kitchen includes wooden cabinetry, tiled splashbacks, terracotta-style flooring, and a classic Rayburn set within a brick surround. A versatile ground-floor study complements a convenient shower room and a family bathroom with both a bath and a separate shower enclosure. Upstairs are five inviting bedrooms, including one accessed from a feature spiral staircase. Outside, the enclosed rear garden offers sweeping lawns, mature borders, a greenhouse, raised vegetable beds, and a summerhouse. A wide gravel driveway provides ample parking and leads to a spacious garage with double timber doors, with scope for further extension (STPP), completing this outstanding period home in a sought-after countryside setting.

Location

South View is situated along Common Road in the desirable village of Shelfanger, surrounded by open countryside yet within easy reach of nearby market towns. Diss lies just a short drive away, offering a wide range of amenities including supermarkets, independent shops, caf  s, restaurants, and a mainline railway station providing direct services to London Liverpool Street. The village enjoys a friendly community atmosphere with a local primary school, church, and access to picturesque walking routes across the surrounding farmland. Shelfanger also sits just a few miles from the Norfolk–Suffolk border, offering easy access to both counties’ scenic landscapes and historic villages, with good road connections via the A1066 and A140 ensuring smooth travel to Norwich, Thetford, and the wider region. The area’s peaceful setting and close-knit feel make it a particularly appealing choice for those looking to enjoy village life while staying well connected.

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Shelfanger, Diss

Common Road, Shelfanger

Stepping through the front door, you are greeted by a home brimming with warmth and period character, where every room reflects its long-standing heritage and careful upkeep. The entrance opens into the main lounge, a beautifully inviting space defined by exposed beams, a wide front-facing window, and a traditional brick fireplace fitted with a wood-burning stove. This focal point adds both comfort and charm, making the room a perfect setting for relaxed evenings or family gatherings.

From here, the layout flows effortlessly through to the dining room, a spacious and versatile area that continues the rustic theme with exposed timbers and brickwork. The room features a striking inglenook fireplace with a fitted wood burner, creating a warm and inviting focal point. Wide openings connect the main living areas, while a spiral staircase tucked to one side leads to an additional upstairs bedroom.

At ground level, the area beside the staircase opens into a versatile study with dual windows drawing in natural light, offering an ideal space for reading, hobbies, or home working. A traditional wooden door with decorative glass panels connects the study to the rest of the home, enhancing the cottage's charm. Adjoining this is a convenient shower room fitted with a corner enclosure, basin, and WC.

The kitchen captures the essence of cottage living, fitted with a generous range of wooden cabinets complemented by tiled splashbacks and stone-effect work surfaces. A deep-set window overlooks the rear garden, drawing in plenty of natural light, while terracotta-style tiled flooring and a brick-built cooker recess housing a traditional Rayburn add to its timeless country aesthetic.



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There is ample space for casual dining, with a built-in seating area creating an inviting breakfast nook overlooking the garden. A glazed door provides direct access outside, perfect for enjoying the garden in warmer months.

Adjoining the kitchen is a practical lean-to, ideal for use as a utility area or boot room, offering secondary access to the rear.

From the lounge, a rear hallway leads through to a well-appointed bathroom featuring both a bath and a separate shower enclosure, along with a pedestal basin and WC. The space is enhanced by exposed beams, part-tiled walls, and an obscured window that allows for natural light while maintaining privacy. The staircase to the first floor rises from this area, continuing the home's rustic charm with timber detailing and traditional carpentry.

Upstairs, the first-floor landing opens to several delightful bedrooms, each rich in period features and individual style. Angled ceilings, dormer windows, and exposed beams all combine to create a cosy yet spacious atmosphere. The principal rooms enjoy far-reaching views across the garden and surrounding greenery, while one of the bedrooms includes a roof window for added natural light. The bedroom reached via the spiral staircase provides a particularly unique and versatile space; its dual aspect windows and peaceful position make it ideal for use as a guest room, studio, or hobby area.

Benefitting from two extensions over the years, the first being the kitchen extension in 1970 and then later a front extension in 1982, the property offers a thoughtful layout that balances space and character throughout. Additionally, the property benefits from secondary glazing throughout.



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Outside, the rear garden is a true highlight, fully enclosed and offering a mix of lawn, colour, and structure. A paved terrace runs alongside the house, providing a lovely spot for seating or dining and leading to a well-kept lawn edged with flowerbeds, mature shrubs, and a greenhouse.

Towards the back, the garden opens into a more natural space with raised vegetable plots and a wooden pergola entwined with greenery, creating a picturesque area for quiet moments outdoors. Established trees and hedging ensure privacy, while a pleasant summerhouse adds a charming focal point and extra space for relaxation.

At the front, a gravelled driveway provides extensive off-road parking and leads to a spacious garage with double timber doors, ideal for storage or workshop use. The frontage is attractively landscaped with established borders, flowering plants, and mature trees, including a pair of fruit trees that frame the approach to the property.

Agents notes

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

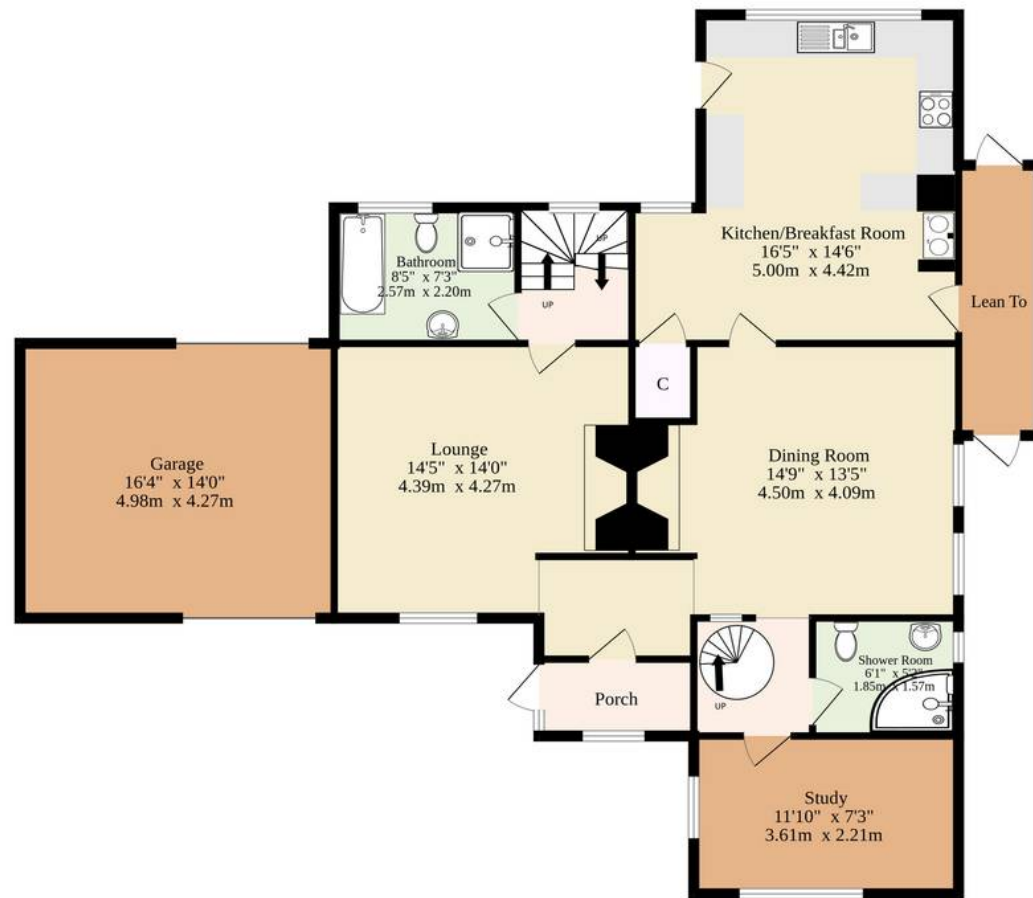
Septic Tank

Oil-Fired Central Heating

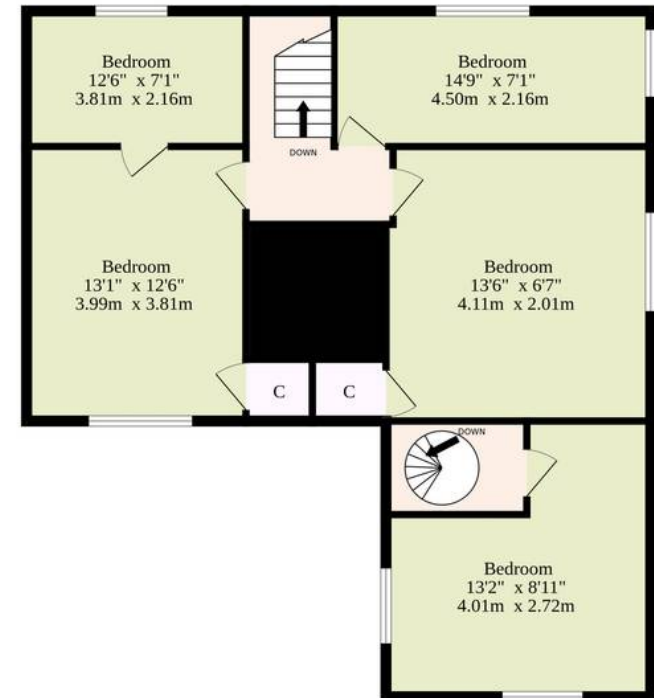
Council Tax Band- D



Ground Floor
1196 sq.ft. (111.1 sq.m.) approx.



1st Floor
599 sq.ft. (55.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1795 sq.ft. (166.8 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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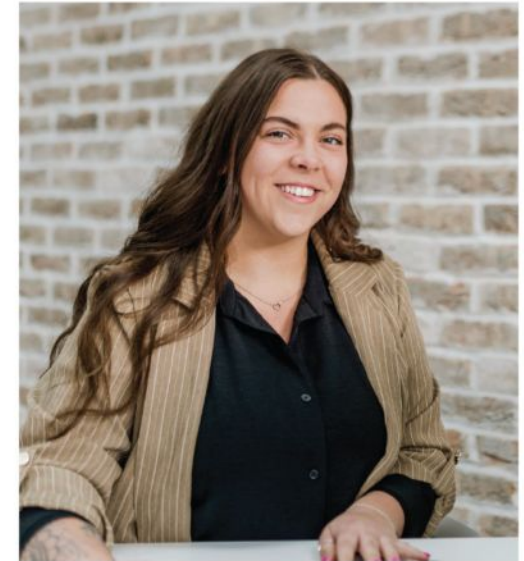
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