



Old Harness Shop The Street, Dickleburgh Diss IP21 4NQ

welcome to

Old Harness Shop The Street, Dickleburgh Diss

A Grade II listed property offering a wealth of character features throughout situated in the centre of this thriving South Norfolk village overlooking the fine local Parish Church. Also benefits from a large outbuilding with planning permission granted for a studio/office.

Location

Situated in the desirable village of Dickleburgh with all its amenities. Including a village shop, well renowned primary school, public house, community centre, church, fish and chip shop. Dickleburgh is located just 4 miles north of Diss which offers a much wider array of day-today amenities and recreational facilities including many shops, supermarkets, schools, health facilities, sports facilities, regular bus service and the main line railway station to London and Norwich.

Accommodation

Entrance Hall

Side aspect door, radiator, vinyl wood effect flooring, panelling to walls, under stairs cupboard and stairs leading to the first floor. Doors to;

Lounge

17' 10" x 16' 3" (5.44m x 4.95m)

Two large front aspect single glazed former shop windows, large wooden door, exposed brick fireplace housing a newly fitted wood burning stove, exposed beams, tv and telephone points, carpet and three radiators.

Snug/ Reception Room 2

13' 2" x 8' 8" (4.01m x 2.64m)

Front aspect single glazed window, telephone point, radiator, carpet and recessed spot lights. Versatile room that can be used as a second sitting room, snug, office or family room.

Kitchen/ Diner

17' 7" x 12' 9" (5.36m x 3.89m)

Two side aspect single glazed windows and patio doors leading out into the garden. Recently fitted kitchen with wall and base shaker style units, large island with granite work surfaces and breakfast bar, pan drawers, under unit lighting, inset sink and drainer, radiator, recessed spot lights, vinyl wood effect flooring, two radiators, integrated appliances including Neff induction hob with cooker hood, double Neff oven, dishwasher, full height fridge and separate freezer.

Family Room/ Reception Room 3

12' 11" x 9' 9" (3.94m x 2.97m)

Rear aspect single glazed window and door, tiled flooring, exposed beams, two built in storage cupboards, one in inglenook housing the hot water tank and water softener, other housing Grant boiler, recessed spot lights, radiator, panelling to walls and built in storage seating.

Utility Room

12' 3" x 5' 11" (3.73m x 1.80m)

Rear aspect single glazed window and door, Granite work surface, butler sink, extractor fan, radiator and spaces for washing machine and tumble dryer. Door to;

Cloakroom

Low level flush wc, wash hand basin, radiator, recessed spot lights and extractor fan.

Landing

Carpet, radiator, recessed spot lights and doors to;





Bedroom One

12' 10" x 11' 2" (3.91m x 3.40m)

Dual aspect single glazed windows, radiator, carpet, recessed spot lights, tv point and door to;

En-Suite

Side aspect single glazed window, low level flush wc, wash hand basin in vanity unit, recessed spot lights, heated towel rail, shower cubicle with fully plumbed shower with rainfall shower head and additional attachment, tiled flooring, underfloor heating and extractor fan.

Bedroom Two

13' 3" x 7' 11" (4.04m x 2.41m)

Rear aspect single glazed window, fully fitted with bespoke cupboards forming a two triple wardrobes, radiator, recessed spot lights, tv point and carpet.

Bedroom Three

16' 6" x 8' 2" (5.03m x 2.49m)

Front aspect single glazed window, radiator, carpet, tv point and recessed spot lights.

Bedroom Four

16' 7" x 8' 9" (5.05m x 2.67m)

Front aspect single glazed window, radiator, tv point, carpet and recessed spot lights.

Bathroom

Side aspect single glazed window, bath with mixer taps and large rainfall shower head, part tiled walls, wash hand basin in vanity unit, low level flush wc, shaver socket, tiled flooring, recessed spot lights, loft access, extractor fan, underfloor heating and heated towel rail.

Outside

On the left side of the property is a shingle driveway with parking intandem for three cars leading up to the outbuilding. This outbuilding has electricity and water, it is currently divided into four, one housing an oil tank, one former stable used as a workshop, one former cart outbuilding, and a further storage unit which was used to make harnesses. There is planning permission granted for a Studio/Office.

The garden is split in two areas of lawn and a gravelled area making this a great spot for al fresco dining and entertainment throughout the year. The rear garden is partly bordered by a brick garden wall and fencing. The garden is mainly laid to lawn which extends to the rear of the outbuilding. Character features still remain in the outbuilding including a former hay manger rack in the stable and other items used when it was a harness shop preparing and making harness equipment for horse pulling carts.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating

Council Tax Band: B



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welcome to

Old Harness Shop The Street, Dickleburgh Diss

- ****OFFERED WITH NO ONWARD CHAIN****
- Grade II Listed Cottage Situated In A Village Location
- Recently Renovated To A High Standard
- Spacious Kitchen/ Diner, Utility & Cloakroom
- Three Reception Rooms, One With A Wood Burner
- Master Bedroom With En-Suite & Three Further Bedrooms
- Large Outbuilding With Potential To Be Converted Into A Studio/Office
- Private Driveway With Ample Off Road Parking

Tenure: Freehold EPC Rating: Exempt

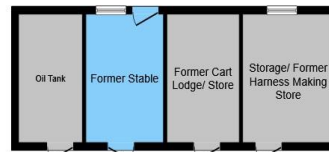
£450,000



Ground Floor



First Floor



Outbuilding



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Property Ref:
DSS110129 - 0006

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