



Lime Tree Cottage Mount Street, Diss IP22 4QG

welcome to

Lime Tree Cottage Mount Street, Diss

A Grade II Listed detached period property, located on the prestigious Mount Street in the heart of the historic, quiet part of the town within minutes' walk of shops, schools, doctors & dentists. The property boasts from a wealth of accommodation throughout, off road parking & studio/summer house.

Location

Mount Street is located in the heart of the Norfolk market town Diss which provides, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters. The town itself is essentially self-sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

Its location is a hard one to beat with being so close to the town centre, yet such a peaceful and quiet street also. The property has the added benefit of being extremely close to schools, doctors surgery, dentists and within 10 minutes away from beautiful country walks.

Accommodation

Sitting Room

22' 6" x 7' 8" (6.86m x 2.34m)

A spacious lounge with its main feature being a large inglenook fireplace housing a wood burning stove, storage cupboard, radiator, exposed beams, wooden flooring and wooden staircase leading to the first floor. Two front aspect glazed windows and front door. Steps leading into another lounge area which benefits from a brick fireplace with tiled hearth, radiator, wall mount lighting and wooden flooring.

Dining Room

14' 5" x 7' 8" (4.39m x 2.34m)

Side aspect glazed window, recessed spot lights, exposed beams, understairs storage space, radiator and tiled flooring. Door leading into the utility room and open door way to;

Kitchen

16' 3" x 14' 4" Into Recess (4.95m x 4.37m Into Recess)

A country kitchen featuring a faulted ceiling and exposed beams. Dual aspect glazed windows, wooden stable door and wooden french doors leading out into the garden. A range of fitted wall and base units, under counter lighting, butler sink, wooden work surfaces, tiled splash back, island with wooden work surface, Range style gas cooker with extractor hood, integrated appliances including fridge/freezer and dishwasher. Recessed spot lights, wooden flooring and radiator.

Utility Room

6' 7" x 6' 6" (2.01m x 1.98m)

Stained glass window, built in storage cupboard, wooden work surfaces, tiled flooring, spaces for washing machine and tumble dryer. Exposed beam doorway into;

Cloakroom

Rear aspect glazed window, low level flush wc and wash hand basin in vanity unit, wood panelling and exposed beams.





Landing

Glazed window, exposed beams, wooden banister, carpet, loft hatch and doors to;

Bedroom One

13' 9" Beyond Wardrobe x 8' 10" (4.19m Beyond Wardrobe x 2.69m)

Befitting from a exposed beam vaulted ceiling, front aspect glazed window, radiator, built in wardrobe and wooden flooring.

Bedroom Two

16' 3" x 8' 9" (4.95m x 2.67m)

Befitting from a exposed beam vaulted ceiling, front aspect glazed window, radiator, built in wardrobe and wooden flooring.

Bedroom Three

13' 5" x 7' 4" (4.09m x 2.24m)

Dual aspect glazed windows, carpet and radiator. Door to;

Bedroom Four/ Study

A mezzanine room benefiting from dual aspect glazed windows and carpet.

Bathroom

Dual aspect glazed windows, freestanding roll top bath with claw feet, high level toilet, wash hand basin in a wooden vanity unit, part paneled walls, built in storage cupboards, radiator, recessed spot lights and tiled flooring.

Outside

To the side of the property is a large shingle driveway providing off road parking for multiple vehicles and log store.

The rear garden benefits from a paved and brick weaved patio areas making these both great spots to relax and dine in throughout the summer months, steps leading up the large laid to lawn area with mature planted hedge borders. Pathway leading to the rear of the garden where lies a wooden outbuilding which benefits from glazed windows and electric.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: D



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welcome to

Lime Tree Cottage Mount Street, Diss

- Stunning Grade II Listed 16th Century Detached Property
- Country Style Kitchen With Vaulted Ceilings
- 22ft Sitting Room With Two Fire Places & Dining Room
- Utility Room With Cloakroom
- Three Good Sized Bedrooms & Mezzanine Study/Bedroom
- Large Enclosed Rear Garden With A Studio/Summer House
- Ample Off Road Parking
- Wealth Of Exposed Original Period Features

Tenure: Freehold EPC Rating: Exempt

£575,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS108127 - 0003

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william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk