



**Middle Road, Blo Norton, Diss**

**Sheridans**







# Middle Road, Blo Norton, Diss IP22 2JA

Guide Price £560,000

A stunning fully renovated detached 3 bedroom cottage enjoying an enviable rural setting affording incredible countryside views.

This wonderful period cottage was extensively renovated in 2019/2020 to a particularly high standard with an excellent attention to detail. The newly rendered clay lump and blockwork exterior sits beneath a newly thatched roof and windows have been replaced and a 'modern' 20th Century extension in a contemporary timber clad style, combines well with the traditional style of the cottage. Internally the light and airy accommodation includes underfloor heating and an original fireplace.

In addition to the fabulous cottage, the grounds which extend to approximately one acre, has two gated access points including a large parking area and fantastic garaging. Furthermore, a fabulous Garden Room offers versatile space/ home office, cloakroom and internet connection.

The immaculately presented accommodation currently in brief comprises a newly built entrance porch leading to the charming dual aspect sitting room retaining an original fireplace with bread oven and partially divided from the dining room by a modern straight staircase with Jim Lawrence ironwork. The dual aspect dining room is an ideal space for entertaining with a former fireplace now serves as cupboard storage with bespoke oak doors. The spacious kitchen is flooded with light beneath a large roof lantern and has French doors to the gardens. The kitchen is fitted with an excellent range of units providing plenty of drawer and cupboard space complemented by integrated appliances. A useful separate utility room leads to the stylish shower room with large walk in shower completing the ground floor accommodation.

On the first floor are three comfortable bedrooms (two interconnecting) and all affording stunning views across the surrounding open countryside.

## Outside

The cottage is approached through two driveways one of which leads to a large parking area providing plenty of vehicle parking, turning space and

access to the extensive garaging having been designed as two double garages but open as one large space. Adjoining the garaging is the superb garden studio/home office creating a very versatile space at the top of the garden linked to the cottage by a long gravel path. A projecting roof line creates a sheltered porch area with decking. Internally off the main room is a cloakroom. This has potential of converting into a annexe / additional living accommodation.

The gardens are a delightful feature being principally grassed and including a number of established trees with more recent additions dotted through the garden by the current owners. To the front is an original well and far reaching views are afforded from the gardens across the surrounding open countryside. All in about 1 acre (s.t.s).

## Location

Blo Norton sits tucked away in surprisingly rolling countryside and a network of lanes approximately seven miles to the west of Diss, conveniently south of the B1066 and north of the A143 south of neighbouring Redgrave being good links to the wider national road system. The village heart which can be found further along the lane past Hill Acre, contains a Village Hall, Parish Church and is renowned for its stately hall and previous owner Duleep Singh. Situated on high ground on Middle Road, the property is the last property within the Parish and has no near neighbours. Wide far reaching views can be enjoyed from the property through a sweep of 180 degrees including towards Redgrave & Lopham Fen famous for the Raft spider and roaming Polish native ponies. Nearby Redgrave has a Community Shop, while Rickingham, short drive further on has a supermarket. Redgrave has The Cross Keys pub while The White Horse is at South Lopham to the north. Primary Schools should they be required can be found at Botesdale, North Lopham, Hopton and Garboldisham with High Schools at Diss, Eye and Old Buckenham.

## Directions

Blo Norton covers a wide area with Hill Acre sitting towards Redgrave & Hinderclay, on the Parish boundary. Turn off the B1113 from either the south (via Redgrave) or the north (via South Lopham/B1066). Follow the road up hill towards Hill Acre which will be visible as one approaches. For initial ease, use

- Newly renovated detached period cottage
- Tranquil rural setting affording far reaching countryside views
- Immaculately presented
- Extensive vehicle parking and garaging
- Garden studio/home office with cloakroom - Potential for conversion into an annexe.
- Delightful gardens extending to around 1 acre (s.t.s)
- Sitting room, dining room
- Well-equipped kitchen
- Utility
- Three bedrooms, stylish shower room

the second gateway on the right, parking in front of the garaging. A pathway leads down to the cottage.  
What3words:///louder.cake.shorten

## Services

Mains water, electricity and private drainage to a treatment plant installed by the current owners. Oil fired underfloor and radiator central heating.

Council: Breckland, Tax Band E.

Broadband speed: Up to 24 mbps available (Source Ofcom)

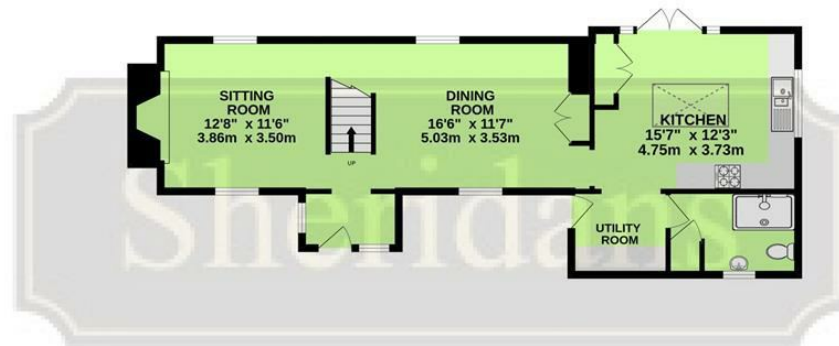
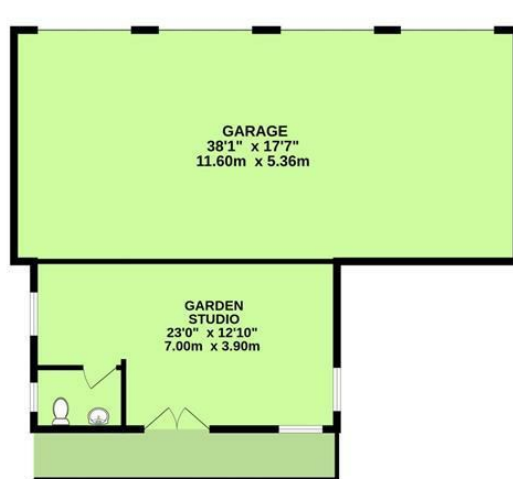
Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

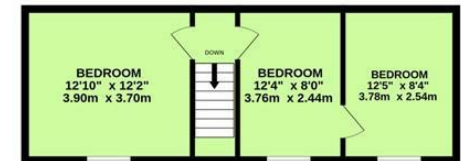
Agent Note: Planning permission has been granted for the outbuilding.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

#### Sheridans Estate Agents

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

#### Bury St. Edmunds Office

19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

#### Knightsbridge London Office

45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290

**VAT Number:** 794 915 378



# Sheridans