



MANOR  
HOUSE

# THE MANOR HOUSE

MANOR ROAD, ROYDON, DISS, IP22 5QS



## A sensational Grade II listed 16th century house set within partly moated gardens approaching 1 acre (STMS)

**This substantial family home retains an abundance of its original features, from exposed timber beams, mullion windows, inglenook and an Elizabethan staircase to name a few. As you head down the gravel driveway along side a brick and flint wall, your eyes are drawn to a home of architectural importance. Downstairs consists of a large living room with exposed oak timbers, a well-proportioned dining room with original Tudor fireplace, large kitchen with an abundance of natural light, additional family room, a utility room with rear access, study, and cloak room with WC, there is also a handy storage space in the shape of a cellar. There are 5 double bedrooms, a dressing room and 2 family bathrooms across 2 further floors. The property sits within approximately 1 acre of land, a mixture of partly moated gardens, patio and matured shrubs. There is also a garage and a very large 2 storey outbuilding ideal for converting or workshop.**

### LOCATION

Roydon is located on the outskirts of Diss. Diss offers excellent amenities including schools, health facilities,

sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

### SERVICES

Oil fired central heating. Mains drainage, water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band – G

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.











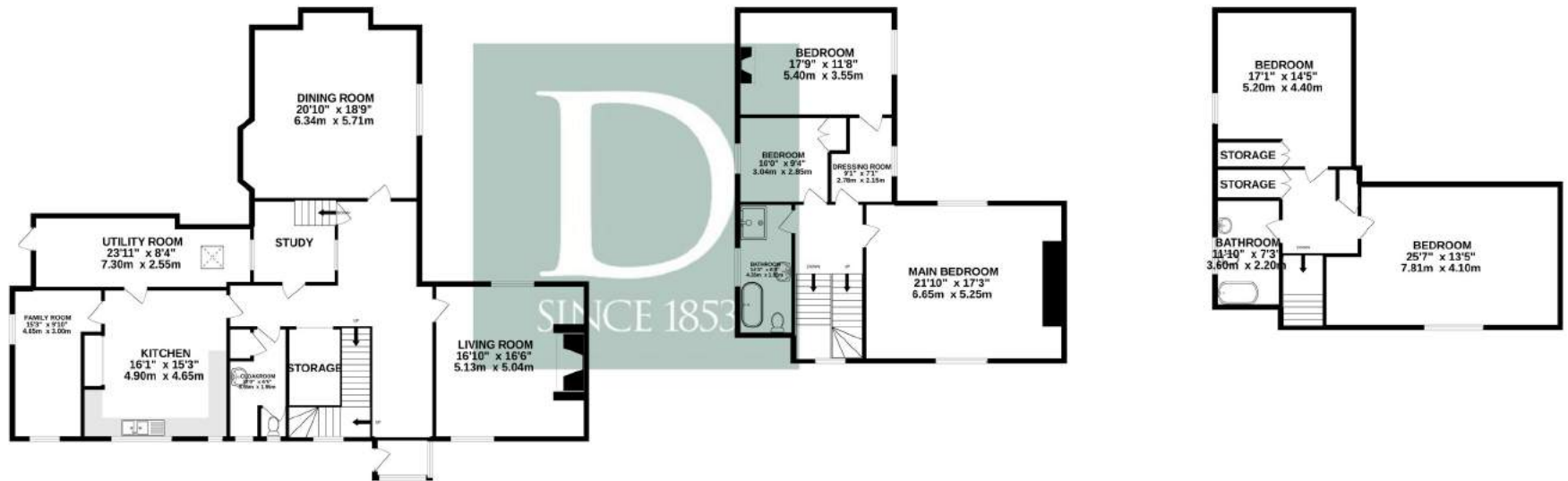


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## FLOOR PLAN

GROUND FLOOR 50 sq.m. (121 sq.ft.) approx. FIRST FLOOR 178 sq.m. (392 sq.ft.) approx. 2<sup>ND</sup> FLOOR 101 sq.m. (217 sq.ft.) approx. 3<sup>RD</sup> FLOOR 169 sq.m. (363 sq.ft.) approx.

CELLAR  
9'2" x 7'0"  
2.80m x 2.13m



TOTAL FLOOR AREA : 3594 sq.ft. (333.9 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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#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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### CONTACT US

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