



# HIGH HOUSE

CROSSING ROAD, PALGRAVE, DISS, IP22 1AW



An exciting renovation/redevelopment project for sale for the first time in over 70 years.

The property provides an exciting and rare opportunity to purchase a substantial period house, formerly two cottages, now in need of complete renovation and refurbishment. It offers huge potential for redevelopment or extensions subject to the necessary planning permissions.

The house, which is set back from the road in an elevated position, if for sale for the first time in over 70 years and has not been occupied in over 10 years. Whilst now as one dwelling it is easy to see where it was two and it could be reverted subject to planning and the second staircase even remains in situ.

The current configuration is with the main entrance being accessed off an entrance porch, leading to a hallway. This is a single storey addition which is clay lump and includes a bathroom and the kitchen. There are three principal reception rooms, each with fireplaces, a former kitchen a scullery and a pantry. The main stairs rise from one of the reception rooms to the first floor landing. There are currently 5 bedrooms, two of which interconnect, and a shower

room.

The house is set back from the road and accessed via metal gates. It is in an elevated position with an area of lawn to the front. Beyond the house is a further area of garden, now overgrown and an orchard. The gardens back on to open fields and enjoy a rural aspect.

#### LOCATION

Palgrave is a particularly popular village being convenient for those enjoying the facilities within Diss. The village itself is fortunate in having a Day Nursery, Community Centre, Playing Field and Parish Church. Palgrave also benefits from a very sought after village Primary School, which is rated Good by Ofsted. Palgrave's catchment secondary school is Hartismere High School, which has an 'Outstanding School' rating from Ofsted. For those wishing to commute, good road links can be enjoyed to the A140 and A143 road systems and the mainline rail station in the historic market town of Diss provides commuter services between the Norwich to the north and London's Liverpool Street Station.



5



3



2



1.4  
Miles





## FLOOR PLAN



TOTAL FLOOR AREA: 1685 sq.ft. (156.5 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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## SERVICES

Electric storage heaters. Mains electricity and water with drainage via a septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

## LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band – E

## ENERGY PERFORMANCE

TBC

## VIEWING

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

## AGENT'S NOTE

Due to the condition of the property any buyers requiring a mortgage need to contact their lender to determine if it will meet their lending criteria.



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## IMPORTANT NOTICE

### 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.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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