



'MAGNIFICENT GEORGIAN RECTORY'  
Palgrave, Suffolk | IP22 1AP

# WELCOME



A beautiful period property with grace and space in equal measure which is not listed or within a conservation area – it honestly doesn't get any better. With at least six, but potentially ten, bedrooms, four reception rooms, four bathrooms, and two kitchens, this glorious home will house everything and everybody. Should you need to travel further afield, however, trains to London and Norwich are just a five-minute drive away with the service to London running every 30 minutes you will be well connected.







- An outstanding six bedroom detached former Rectory - Not Listed and outside the Conservation Area
- Over 6000 square feet of living space (stms)
- Immaculately presented throughout
- Absolutely beautiful Georgian features
- A fantastic principal bedroom suite with ensuite and dressing area
- Living space set over three storeys
- Over half an acre of gardens
- A triple garage and parking for multiple vehicles
- A short drive from the London train links and amenities of Diss
- A truly exceptional chain free property that must be viewed to be appreciated

If you're a fan of this period of classical proportions – deep-set panelled doors, huge, shuttered sash windows, original floors and fireplaces – it's all here, beautifully preserved. Yet there's a two-for-one on top English building eras on offer here with the original Tudor church house still behind the stately Georgian frontage. Venerable structural beams cross these rooms evoking the long history of this grand house. "We love the space and all the original features", say the owners, and you have to agree.

Set sideways to the road, the house enjoys increased privacy and a generous outlook. A wide gravel drive provides more parking than you'll ever need, although the three-car garage will do a good job in keeping the frontage clear. The garage was built in 2000 and could offer a variety of alternative uses either as a wonderful artist studio or perhaps a home office for several people upstairs - subject to planning. Enter through the grand porch with its arched doorway and ball finials. You'll be in the gracious entrance hall with its beautiful tiled floor. Two expansive square rooms left and right are the main Georgian reception rooms; a formal dining room and sitting room both with fireplaces, panelled doors and shutters, and almost full height multi-paned windows. Elegant finger strip parquet flooring enhances the dimensions of the sitting room, while sisal is underfoot in the dining room. You may not use these impressive spaces everyday – there are cosier rooms at the rear of the house for daily use – but they will surely come into their own on larger family occasions or when entertaining guests when they will certainly impress.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























Down the hall is the wonderful U-shaped staircase, lit by a large window halfway. Bifurcated at the bottom, steps up and over the central flight will bring you into the family room. Much older than the formal Georgian suite at the front of the house, this is a cosy, welcoming space with a wood-burning stove and ancient structural woodwork in evidence, in particular the central oak column with its butt joint around the single ceiling beam. French doors lead to the garden.

The family room leads to the garden room which juts into the garden with a deep bay window. As handsome as the formal Georgian spaces, this is slightly smaller. Currently set up as a billiard room, it might be deployed in a number of ways.

The large, square kitchen is farmhouse in style but on a generous scale. Here are timeless components – shaker units, a butler sink, an Aga in the hearth, and plenty of room for a central table. A handsome panelled wall in natural wood has doors leading to a wine cellar, conveniently situated down just a few stairs, and to an entire second kitchen. This is the “summer kitchen” – as smart and well-appointed as any primary kitchen and intended for those months when you want to turn the Aga off.

Also downstairs is a WC and a large utility.

The grand staircase brings you to a landing where you can only marvel at the history on display, in particular one spectacular beam which crosses the width of the room in the single curve of a tree branch. You have to admire the craftsmanship of those builders so long ago. The bedrooms – how many are there? Four? Seven?

It depends how many you need – are grand and airy, some with lofty vaulted ceilings, all with fireplaces and many large enough for an additional seating area. The two smallest are currently used as home offices.

The principal bedroom suite may well seal the deal for you. Separate from the rest of the accommodation, it's more of an apartment. A dressing room is always a luxury, but this one is next level and could accurately be described as a sitting room, large as it is and with a fireplace. Three lovely bathrooms service these bedrooms – an en-suite for the master bedroom and two further family bathrooms, one with shower, the other with a handsome roll-top bath.

The second floor offers many options. Clearly once for staff, it's tucked into the roof space, rafters on view. There are potentially three further bedrooms here and a shower room. Alternatively, it might make a separate apartment – a small kitchen might easily be installed – or an extensive work-from-home space.

The garden ticks many boxes – wisteria-covered seating areas (two of them), extensive lawns, mature hedges, gravelled courtyards, and a pretty open-sided summer house. It's charming and full of interest yet, as country gardens go, not too onerous to maintain.

An attractive village with a primary school, a green, an active community centre and a playing field, Palgrave's principal advantage is its proximity to Diss. This bustling market town is just over a mile and a half distant and can be reached in five minutes by car. Here are boutique shops, an array of supermarkets and the Corn Hall arts centre.





# STEP OUTSIDE

Trains on the London to Norwich mainline run regularly (at 30 minute intervals) and reach London Liverpool Street in as little as an hour and a half and Norwich in 20 minutes. Road links are also good with both the A140 Norwich to Ipswich road and the A143 Great Yarmouth to Haverhill road easily accessible from Palgrave.

Agents Notes

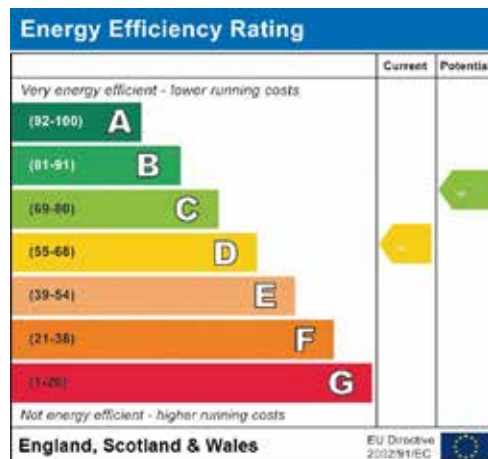
Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band G

Services: Mains Electricity, Gas, Water & Drainage. Gas Central Heating.

Directions: From Diss head south on Denmark Street to Palgrave and the junction with Lion Road. Turn left and head east on Upper Rose Lane. The property is on your right after Crossing Road.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - /// filled.jelly.mango







Upper Rose Lane, Diss IP22, UK, IP22  
TOTAL APPROX. FLOOR AREA 6,899 SQ.FT - 641 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

