



The Willows
Airfield Road | Fersfield, Diss | Norfolk | IP22 2FF

PERIOD HOME IN LARGE COUNTRY GARDEN



Here is a rarity indeed – all the charm and grandeur of a listed building but with none of the associated rigour. Once a much smaller thatched cottage of circa 1750, it was enlarged in the early Victorian period when a smart frontage, complete with pantiles and a central pitched porch, was added. Not just an attractive house, however, the property owes much of its appeal to its extensive gardens and its enviably secluded country location.



KEY FEATURES

- A wonderful four bedroom detached home
- Large Principal bedroom with attached dressing room
- 1.25 acres of land (stms)
- A peaceful rural location
- Two large reception rooms and a large kitchen diner
- Modernised by the current owners including new carpets and radiators
- Parking for multiple vehicles and a separate double garage
- Originally dating back to the 1750s but with no listing
- A short drive from the amenities of Diss
- No Chain

And what a location! This country lane, a no-through road, is used by just a dozen or so residences so is very quiet. The house itself sits behind a five-bar gate, up a long drive and deep inside a plot of well over an acre. A more serene and private spot is hard to imagine.

Step Inside

Formal entry is through the porch into a central hallway but you'll more than likely use a rear door into a large sunny utility room, a great place to leave boots – or wash muddy dogs – after a walk. Two large square rooms in the Victorian addition at the front of the house present alternative sitting rooms, one on your left with a fireplace, wood-burning stove and handsome parquet flooring, and one on your right which opens to the kitchen-diner at the back of the house. Here the surroundings indicate a step back in time. Oak joists cross the ceilings while interesting exposed studwork opens out the space considerably. History is on display in a small vitrine where some ancient lathwork is exposed. The large central dining room is west facing and flooded with light from two glass doors which look out across the garden. This joyous spot is a place to enjoy gathering and entertaining year round, either with the doors flung open to the terrace in summer, or with the woodburner roaring away in the large brick inglenook in winter. Large limestone tiles underfoot enhance the lateral space at the same time as being a very practical choice. The kitchen – a galley layout with a spacious long worktop – is just the other side of the half-height exposed studwork, a semi-connected arrangement which allows cooks to be part of the social space while keeping kitchen mess at a slight remove. Behind the big chimney stack are two bathrooms, both with shower stalls and one with a large oval tub as well.





KEY FEATURES

Exploring Upstairs

A staircase, open below, rises from the hallway to a landing and four good-sized bedrooms, two above the front reception rooms below and two at the back of the house of a quite different character, all beams and sloping ceilings under the lower roofline of the original cottage. An additional WC is also on the first floor.

Working From Home

A second staircase to the right of the chimney stack in the dining room rises to an attic space which is unconnected to the rest of the first floor. This might be an excellent home office, separate from the rest of the living space. Its north-facing aspect suggests it would also be ideal for an artist's studio. Then again, its separation would make it ideal as a teen or children's hangout zone. However you use it, you'll be glad of this bonus space. There is also a large double garage with power and lighting, should you need additional workspace.

Step Outside

At approximately an acre and a quarter, and with open country behind as far as the eye can see, these gardens seem almost infinite. A large natural pond to the front is home to breeding ducks and moorhens. Behind the house, lawns are dotted with mature trees and shrubs, among them apples, pears, plums and mirabelles. Birds are enthusiastic visitors here and hares are frequently seen too. Dogs can enjoy running around while being safely within perimeter fences.

On The Doorstep

A small settlement but one with a big heart, Fersfield is a friendly and very welcoming community with a church that organises regular social events. Footpaths are all around – welcome news for walkers and dogs – and you can walk to nearby Kenninghall, a larger settlement a couple of miles away with a pub, shop and primary school.

How Far Is It To

In twelve minutes by car, you can be in Diss with its supermarkets, boutique shops and Corn Hall arts venue. Trains run from here on the London to Norwich mainline, reaching Liverpool Street in as little as one hour and twenty one minutes and putting you in commuting distance of the capital.



























INFORMATION



Directions

From Diss head west on the A1066 and turn right onto Fersfield Road, Follow through the village and head up towards the airfield. Turn right into Airfield Road and the house is the second property on the left.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.... thrusters.breathing.elastic.

Services, District Council and Tenure

Oil Central Heating, Mains Water & Electricity, Private Drainage.

Broadband Available – we are informed that there is fibre to the property -please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

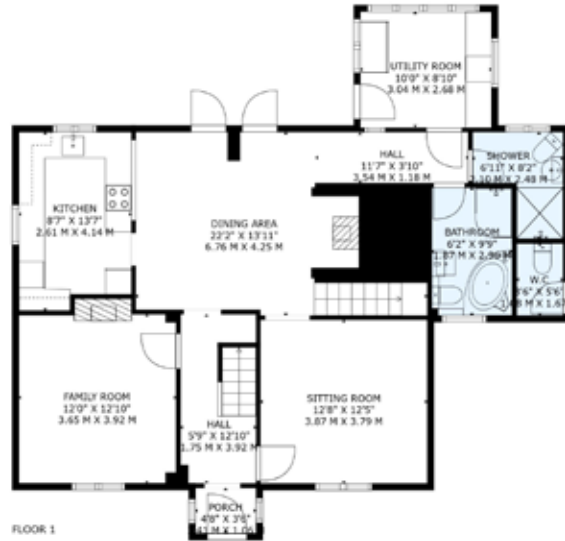
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

South Norfolk District Council - Tax Band D.

Freehold



FLOOR 2



FLOOR 1

TOTAL: 1802 sq. ft, 167 m2
 FLOOR 1: 1067 sq. ft, 99 m2, FLOOR 2: 735 sq. ft, 68 m2
 EXCLUDED AREAS: PORCH: 16 sq. ft, 1 m2, LOW CEILING: 82 sq. ft, 8 m2, OFFICE/BEDROOM: 158 sq. ft, 15 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		71 C
39-54	E	48 E	
21-38	F		
1-20	G		

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.



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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

