



1 Church Terrace
The Green | Palgrave, Diss | Suffolk | IP22 1AH

VILLAGE COTTAGE ON GREEN



With a central location by the green and overlooking the church, yet just a ten-minute stroll from Diss, this pretty Victorian end terrace cottage is the ideal location for anyone looking for rural life but in need of quick connectivity elsewhere. Commuting to London couldn't be easier, but two independent outbuildings offer plenty of space if you're working from home.



KEY FEATURES

- Pretty Village end Terrace Cottage
- Located On The Green at Palgrave
- Close To Village Church and School
- Cosy Sitting Room and Dining Room
- Kitchen Breakfast Room
- Two Bedrooms and First Floor Bathroom
- Delightful Gardens
- Garden Studio and Work Room
- Close To Diss With Main Line Station

Built at around the turn of the twentieth century, this pretty row of four houses was once tithed to the church opposite and is now part of a conservation area. Red brick and black glazed pantiles are always a winning combination but these houses are also remarkable for their unusually large windows above each of which is a wide stone lintel. Wrought iron palings in front are just one of many delightful Victorian details extant in this end-of-terrace property.



Step Inside

Entry is directly into a large light reception room where stairs rise to the first floor, the absence of a hall allowing more space for living areas. The beautiful broad window was hand-made by a local craftsman, as were most others in the property, and is double-glazed. The charming fireplace with its cherry red decorative tiles is original to the house and although not currently in use, it might easily be reinstated by consulting a local Chimney Sweep. Floorboards – painted in here, polished elsewhere – and panelled doors are pleasingly utilitarian and simple, bringing their own kind of elegance.

Flexibility

Through a door is another room of a similar size. Currently it's used as a sitting room, while the front room is a study, although its position adjoining the kitchen suggests possible use as a dining room. A working wood-burning stove sits in a simple hearth and, in an adjacent alcove, is an interesting built-in cupboard, one of several throughout the house. However you use this room, its central location between the kitchen and the living room make it a convivial spot to gather.





KEY FEATURES

A door leads directly into the kitchen/breakfast room from where French doors can be opened to the garden – a lovely spot for morning sun.

The working end of the room is an economical galley layout with everything in reach and the dining area can accommodate seating for at least six without crowding. These two spaces are united by beautiful and hardwearing bamboo flooring.

Exploring Upstairs

Upstairs are two well proportioned bedrooms. At the front, you'll enjoy views over the churchyard opposite. In here is another handsome fireplace as well as a deep built-in cupboard. Down the landing at the rear of the house is the bathroom with an over-bath shower offering both options.

Garden Rooms

The property benefits from not one, but two, garden buildings. The larger of these is an older flint structure with plenty of rustic charm. With electricity and water supply this can function as an artist's studio or as a guest bedroom with kitchenette. There is also a woodburning stove which, with the addition of some extra flue pipe, will bring much cosy cheer. The other building is a more modern timber affair and will make an ideal home office. Sets of French doors on both buildings allow views down the garden making them special places to work, the more so when open in summer.

Step Outside

The garden is a deal larger than others either side as it opens out behind a neighbouring property. It's a garden to wander and discover different parts, beginning with a sheltered courtyard behind the house then widening to a sunny area beyond the garden rooms where you can sit on a paved terrace overlooking a pond. Another informal division brings you to the vegetable garden where grass paths border raised beds. A shed and a greenhouse will be good news for the horticulturalist.



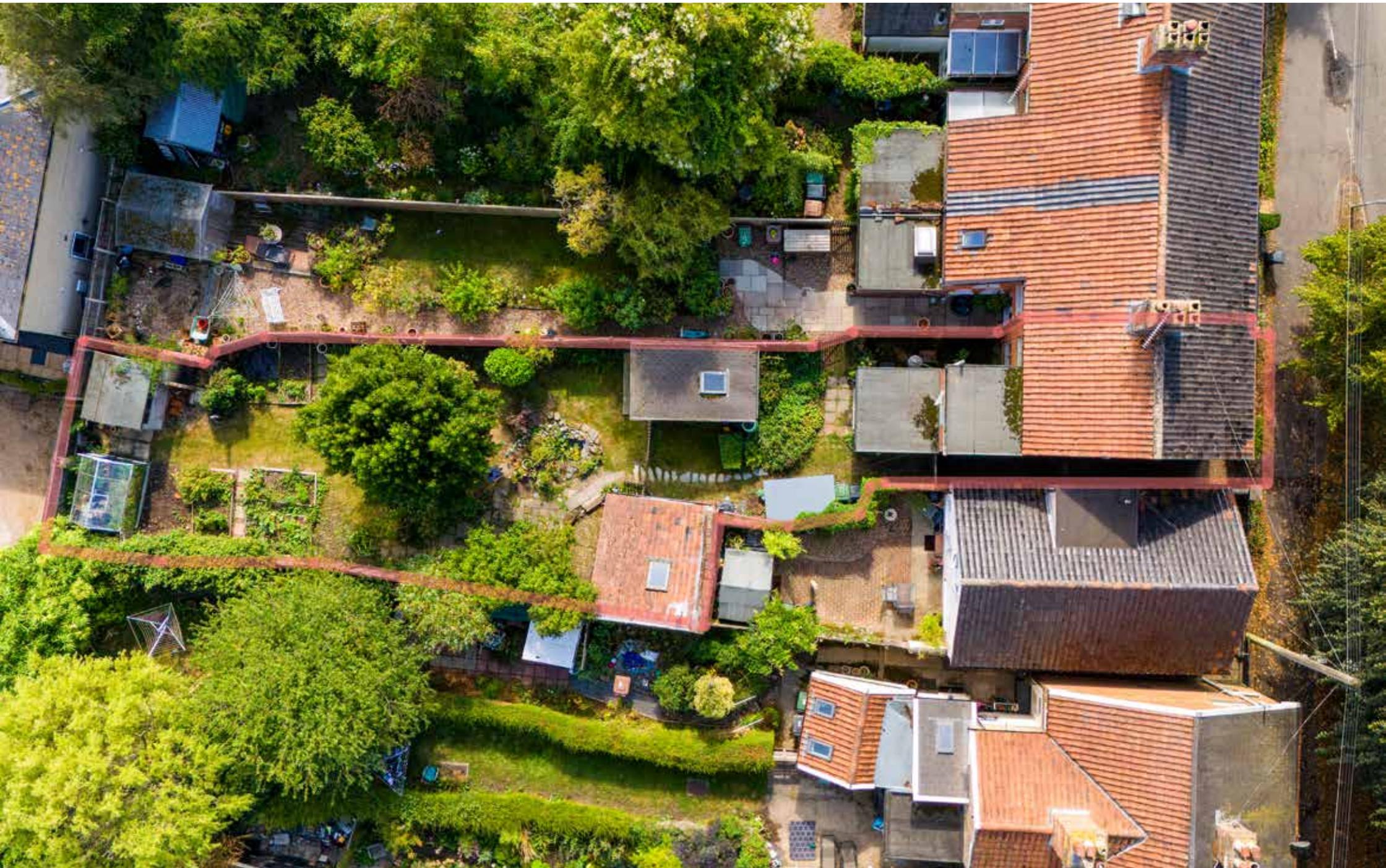






















INFORMATION



On The Doorstep

Palgrave is an attractive village with a primary school, a green, an active community centre and a playing field. Situated in pretty countryside in the Waveney Valley, Palgrave has the distinct advantage of being just moments from Diss with its boutique shops, supermarkets, the Corn Hall arts centre and the mainline station. On foot, Diss can be reached along a footpath across the fields in about ten minutes.

How Far Is It To

From Diss, trains run regularly on the London to Norwich mainline and reach London Liverpool Street in as little as an hour and a half. In the other direction, you can be in Norwich in 20 minutes. The arterial A140 runs nearby getting you to either Norwich or Ipswich in about 40 minutes. Heading west on the A143 will bring you to Bury St Edmund's in just over three quarters of an hour.

Directions

Proceed from the Diss Fine and Country office along Park Road taking a left hand turn onto Fair Green. Follow the road into the village of Palgrave and take a left hand turn at the junction with Lion Road and left again into Church Terrace, where the property will be found on the right-hand side

What Three Words Location

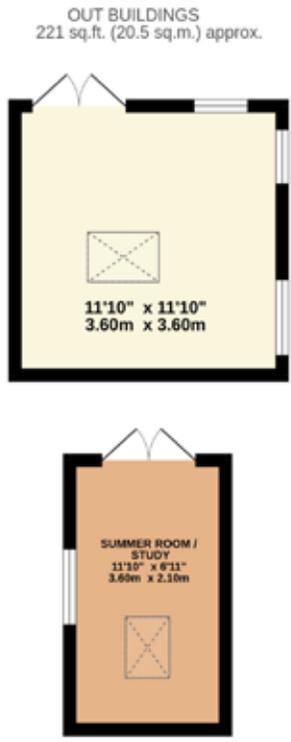
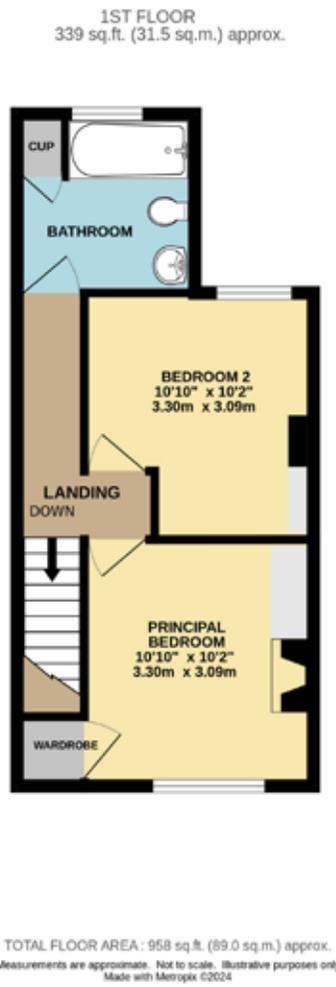
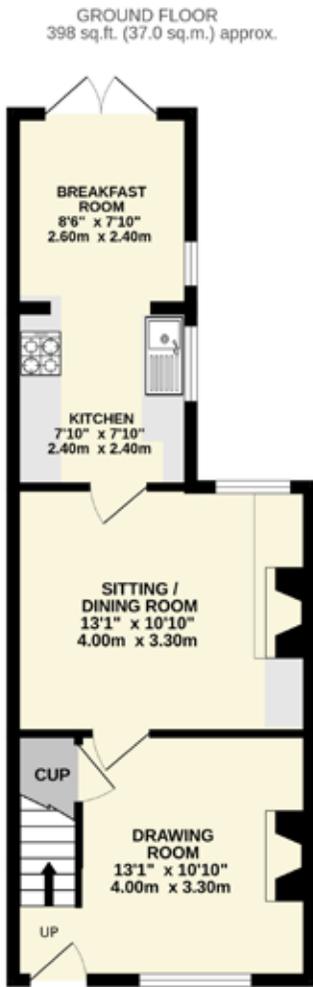
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... /// wicked. windmills.fame

Services, District Council and Tenure

Gas Central Heating, Mains Electricity, Gas, Water & Drainage
Broadband Available - 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
Mid Suffolk District Council - Tax Band D
EPC Rating E
Freehold

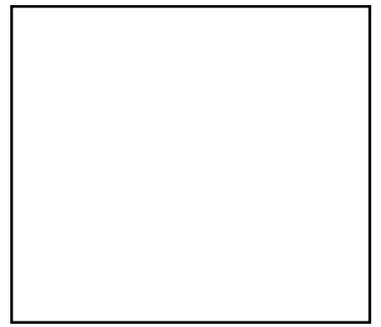
Agents Note

We are informed that there is pedestrian access to the rear for 2 to 3 Bins etc.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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AWAITING EPC



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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