



Gables Farm
Darrow Lane | Roydon, Diss | Norfolk | IP22 5SA

CREATIVE OPPORTUNITY



This beautifully situated property is ripe for you to make your own mark with – in need of full renovation this has the potential to be a wonderful family home. Built in the 1600's of early Stuart design, the house retains original beams, amazing fireplaces, kitchen ovens from bygone days and with some TLC could make a fantastic family home with 3,851 square feet to use. Little passing traffic and a large garden with plenty of parking add to the opportunity here.



KEY FEATURES

- Substantial Detached Grade II Listed Home
- Extensive Repair and Renovation Required
- Fine Period Features
- Handsome House
- Three Reception Rooms
- Five Generous Bedrooms
- Large Attic Space - Unconverted
- Useful Outbuildings
- No Onward Chain

This home may have wonky walls and well-worn tiles but these telltale charming signs remind us of its history and it offers character features at every turn, with original beam and stud work, stunning black iron fireplaces and what appears to be original bakers ovens in the kitchen it's a historians dream- if only the walls could talk!

Step Inside

Prepare to meet living history - upon entering the entrance hall leads you via short stairs to either an expansive sitting room with majestic fireplace and patio doors to the gardens or via separate stairs to a formal drawing room where once children would have been banned from. To the right of the entrance hall is the large dual aspect kitchen with original bakers ovens and opportunity to add log burner, - just imagine who has cooked here over the years. The dining room is large enough to host many a formal supper and offers an impressive feature fireplace. A downstairs cloakroom and porch are practical additions to the ground floor and would make a great boot room, perfect after long country walks. From the kitchen, stairs lead up to a first floor large, panelled room which could make an ideal playroom, guest lounge or home office. Separate stairs take you to five generous bedrooms and two bathrooms; one large bedroom boasts gorgeous built in panelled wardrobes, another has a stunning black iron fireplace, such wonderful features to be preserved. The master bedroom is tucked away at the other end of the house with access to a lovely large bathroom offering privacy to all.

Vision is the art of seeing what is invisible to others
Whilst this house is most definitely a project, it only takes someone with vision and creativity to imagine this house filled once again with a new generation making their own history here.





KEY FEATURES

It offers an unusually flexible layout and could work in different ways to suit different needs. This also means the home could adapt with the changing needs of its owners – for example the formal drawing room could be a kids games room, a ground floor bedroom, or an office for those working from home. The first-floor family room could be great as a separate lounge for guests or even a studio. The main sitting room with the feature fireplace is large enough for cosy seating around the fire for the whole family, or smaller seating arrangements and a dining table. With the separate staircases to the first floor, guests or teenage children could almost have their own wing...really the possibilities are endless.

Step Outside

The outbuildings on offer here also provide scope for creativity – with a workshop and four sheds, some used in the past to house animals with the troughs still present, the possibilities are endless. Whether you renovate and convert to outside offices, a gym or stables or start again with the space the choice is yours, subject to appropriate planning permission of course. The large garden wraps itself around Gables Farm allowing the new owners to follow the sun all day and add terraces and patios as sun traps. It is so quiet here with not much passing traffic and the garden would lend itself to everyone's idea of the perfect garden: whether a wonderfully safe space for children to play, with room for a treehouse or play equipment; or a keen gardener wanting manicured lawns and beautiful flower beds, but also to a market gardener as there is ample space for greenhouse and a veggie patch. With mature trees and shrubs already in place, a little imagination will go a long way in this country garden. There are additional fields which may be available by separate negotiation.

On The Doorstep

Roydon overlooks the Waveney Valley and hosts Roydon church, St Remigius, with a fine round tower than can be seen for miles around. Roydon Fen, a 49-acre reserve, offers a chance to escape it all and explore the wild wetland landscape. A wooden trail weaves through the reserve allowing you to walk the same walkways trod by those who have lived among and worked these landscapes for centuries.

























INFORMATION



How Far Is It To?

Just a mile away is the busy market town of Diss with its range of supermarkets, shops, boutique shopping and the Corn Hall arts venue plus direct train services into London in 90 minutes and Norwich (20 minutes).

Directions

Proceed from Diss along the A1066 in a westerly direction and continue through the village of Roydon. Take a right-hand turn onto Hall Lane at the T junction take a right hand turn onto Snow Street and an immediate left hand turn onto Darrow Lane. The property will be found on the left-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... [///surfer.fruits.stands](https://surfer.fruits.stands)

Services, District Council and Tenure

Oil Central Heating

Mains water, drainage and electricity

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

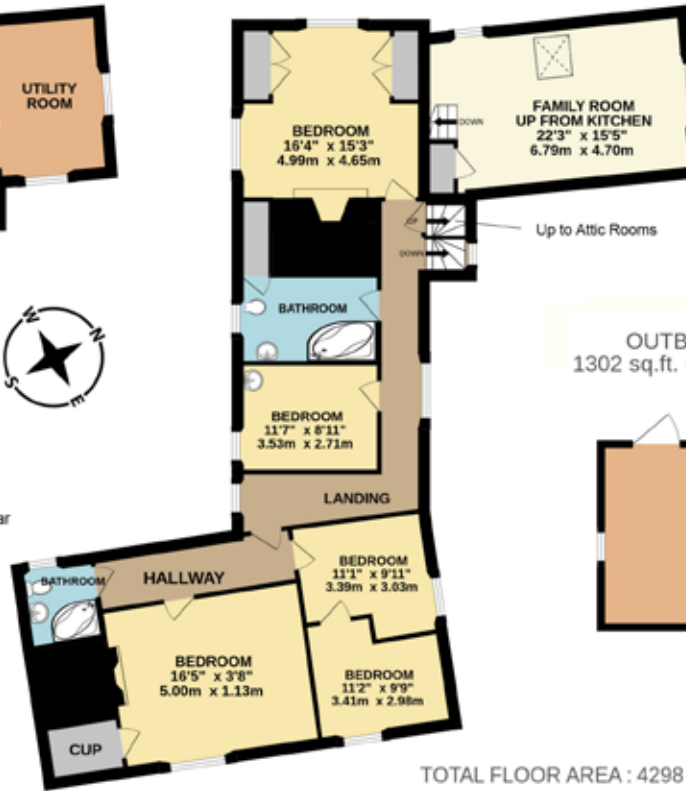
Mobile/Broadband Availability

South Norfolk District Council - Tax Band G Freehold

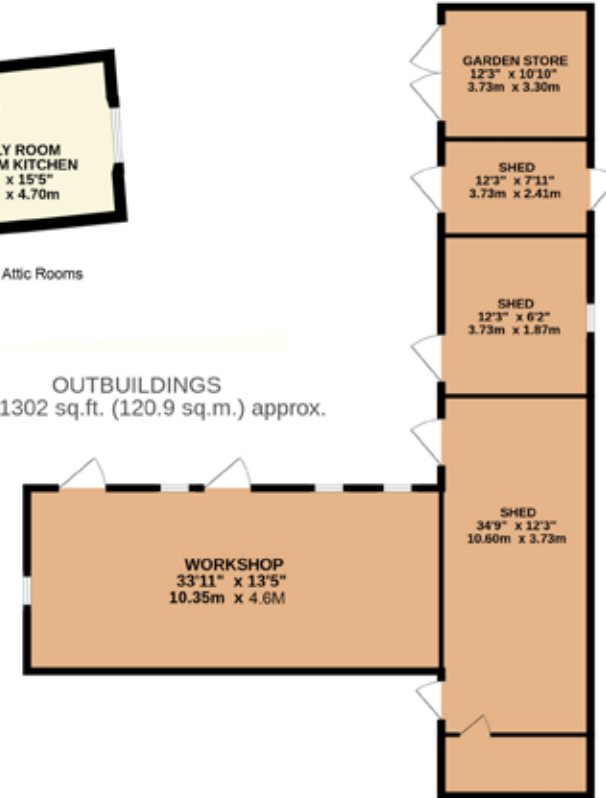
GROUND FLOOR
1566 sq.ft. (145.5 sq.m.) approx.



1ST FLOOR
1431 sq.ft. (133.0 sq.m.) approx.



OUTBUILDINGS
1302 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA : 4298 sq.ft. (399.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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