



Moss Manor
Upper Street | Gissing | Norfolk | IP22 5UW

ANCIENT AND MODERN



Set back on a large driveway this stunning historical Grade 2 listed house has undergone extensive renovation. This beautiful restoration offers four bedrooms, including a ground floor bedroom with ensuite and study, five reception rooms, privacy, space and peace. Set in the perfect location on the edge of an active Norfolk village yet close to amenities and transport links this property offers country life at its best.



KEY FEATURES

- An exceptional Grade II listed detached property
- 4/5 Double bedrooms. One ground floor with ensuite
- Wonderful Principal bedroom with ensuite
- Approximately 2 acres of grounds
- A large garage with EV charging point
- Living space set over three storeys
- A huge attic room with fantastic views
- Presented beautifully throughout
- A short drive from the train links and amenities of Diss

A truly exceptional Country Property

The original timber-framed house was built c. 1580 with close-spaced framing denoting a high-quality dwelling and was a yeoman's dwelling on the Old Gissing Hall estate. In the 19th century the house served as both a blacksmith's forge and a wheelwright's workshop and, at one time, was the village Post Office. You can own this piece of Norfolk history which now offers every modern convenience; practical spaces offer room to entertain both inside and outside, but still oozing character from the ancient beams and fireplaces whilst beautiful wooden floors beg you to wonder who has walked here before you.

Characterful Yet Future Proofed

The current owners carried out a thorough renovation of this historical home replacing electrics, heating, and installing new 'heritage' windows along with re-roofing the garage. A solar array provides hot water through Spring to Autumn and upgraded insulation across the floors and roof / attic make this home more efficient and ecofriendly to run. Aesthetics and practicality have not been ignored either, replacing exterior cement render with lime and silicate paints (Keim.) More recent additions have been an EV charger installation and re-roofing of the garage helping the way we live today plus lower running costs yet retaining the integrity and atmosphere of this historic building.

Stepping inside the entrance hall you find the staircase ahead and ground floor bedroom with ensuite to your left. To the right, step into the charming beamed sitting room with large feature fireplace and walk through to a larger living room with wood burner, making this a cosy spot on winter evenings. This centrally situated chimney can provide heat throughout the house. This larger lounge is almost open planned with the dining room which has double doors to the kitchen breakfast room, a great idea for social occasions where everyone can spread out but still be in contact with each other. The kitchen has a full wall of windows that face west and offer stunning sunset views of the big Norfolk skies. As part of the renovations the current owners added a practical utility room, perfect when coming in from country walks with muddy paws and boots.





KEY FEATURES

A study/home office with its own exterior door completes the ground floor and means this room along with the ground floor bedroom and ensuite modern shower room could offer separate accessible living accommodation.

Welcome Everyone

You have everything you need in this home with space for socialising or to relax quietly. The social kitchen breakfast room, with range, oak work tops and double butler sink retains the character of the house yet makes entertaining easy and has a whole wall of windows with views over the garden. The dining room has doors that open to the gardens for seamless alfresco entertaining and is perfect for a glass of wine whilst watching the children play after supper. The current owners will really miss summer dining and evenings outside in peace and privacy. The accessible ground floor bedroom, along with three first floor bedrooms plus an attic room mean there is plenty of room for family and friends to stay and also space to get away from the hustle and bustle too.

Exploring Upstairs

The impressive property boasts three staircases: the main leading to two spacious double rooms which share a family bathroom and then a quirky spiral staircase takes you to the expansive principal bedroom with dressing area and contemporary ensuite. This room is triple aspect and is so light and airy and feels like a completely separate wing of the house. There really is space and privacy for everyone here. The icing on the cake is a third staircase inviting you to the TV/Cinema room – a fantastic area for a teens lounge, cosy film nights, a home office away from the social areas or even a children's playroom, the choice is yours.

Step Outside

The property is approached by a large driveway with double garage affording space for multiple cars. Mature trees and hedging provide privacy whilst the wraparound gardens back on to fields and offers various areas for all the family to enjoy. Green fingered enthusiasts will love the raised beds for flowers, fruits and vegetables with apple and plum trees providing plenty of fruit for the budding chefs to use. The garden borders are well stocked with perennial flowers and shrubs and provide a colourful display whatever the season, offering pleasant tranquil views. In Spring there is an eye-catching show of snowdrops around the garden periphery whilst in summer the large lawn space is perfect for playing croquet, badminton and allowing children and dogs plenty of space to play. Wildlife watchers will enjoy visits from Pheasants, Hares, Buzzards, Roe Deer, Woodpeckers, Owls and lots of Hedgehogs!





























INFORMATION



On The Doorstep

Gissing is a thriving, friendly village community with two organisations, The Heart of Gissing and Friends of Gissing Church, putting on regular events. The highly rated Children's Centre is situated in the old school. The modern community building hosts activities and groups such as The Gissing Singers, Book Club and family table tennis. This rural situation is ideal for country walks and cycling too.

How Far Is It To....

The thriving market town of Diss is just 15 minutes away and is home to many shops and eateries and a lively Friday market. The historic Corn Hall hosts local events and productions, while Diss Mere provides a tranquil retreat for leisurely walks and picnics. The town offers a doctor's surgery, independent shops and supermarkets plus train station with rail links to London. Norwich is around 19 miles away with shopping, theatres, and excellent transport links with main line rail service to London Liverpool Street and an international airport.

Directions

From Diss take the Burston Road through Burston. Go through the village and turn left on to the Gissing Road and follow it all the way through the village to Upper Street. Turn right on to Upper Street and the property is 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... ///restores.acting.talkative

Services, District Council and Tenure

Oil Fired Central Heating/Solar for Hot Water

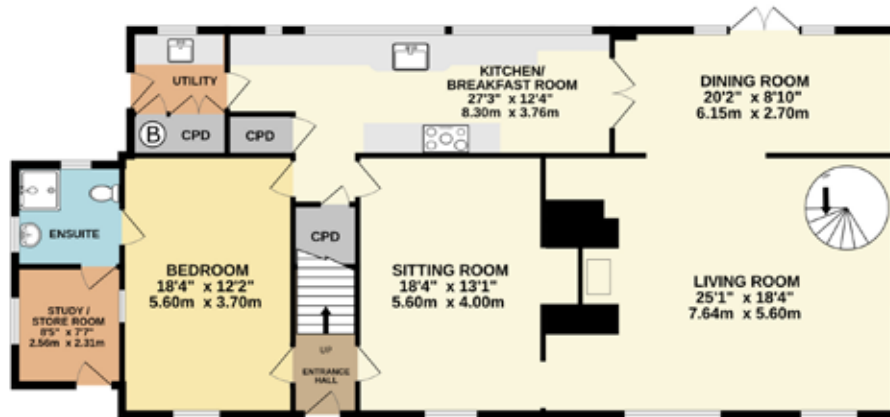
Septic Tank

Broadband Available – IGB Fiber to premises - please see www.openreach.com/fibre-checker

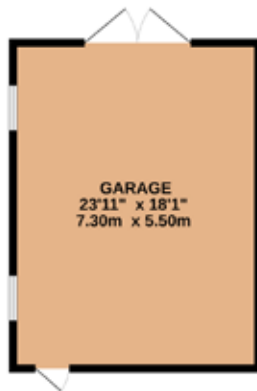
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check.

South Norfolk District Council - Tax Band G

GROUND FLOOR
1575 sq.ft. (146.4 sq.m.) approx.



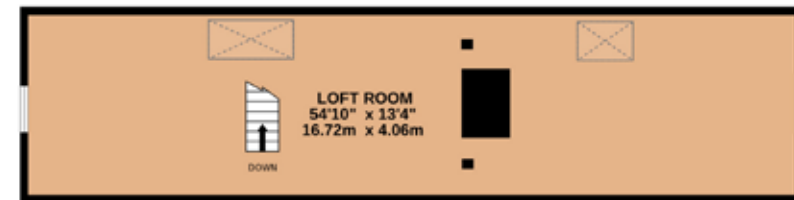
1ST FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



GARAGE
23'11" x 18'1"
7.30m x 5.50m



2ND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 3419 sq.ft. (317.6 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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