



8 Church Farm Close  
Palgrave | Suffolk | IP22 1AX

# LET THERE BE LIGHT



This property is determined to let light into your life. Well designed, all four reception rooms benefit from sliding patio doors to the garden, all south or west facing, so you can enjoy sunshine and light all year round.

The summer room offers panoramic views of the grounds and is great for catching the evening sun.

Add five bedrooms, three bathrooms plus a wonderful mature garden you have everything you need for the perfect English country village life yet can walk to Diss town in 15 minutes.







# KEY FEATURES

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- Fabulous Detached Family Home - Built by Danny Ward Homes
- Wonderful Village Location
- No Onward Chain
- Five Generous Bedrooms
- Ensuite Plus Family Bathroom And Ground Floor Shower Room
- Excellent Drawing Room
- Large Fitted Kitchen With Adjacent Dining Room
- Great Sun Lounge
- Utility Room and Useful Study
- Double Garage and Sizeable Plot - Around Half an Acre

This comfortable house has only ever been owned by the current owners. It was bought at planning stage and the current owners worked with Danny Ward, the builder, to put their own stamp on the property and adjust the plans to meet their requirements. Both home and gardens have been beautifully maintained over the years and with solar panels installed, with feed in tariff, this lowers the running costs for this lovely family home.

## Step Inside

A useful entrance hall takes you through to a grand hallway which leads off to the reception rooms and ground floor shower room. Immediately to your left is the dual aspect study and to the right a small reception room, currently used as a library and with patio doors to a sheltered terrace. Along the hallway glazed double doors invite you to the dining room with patio doors to the garden and archway to the kitchen. From the kitchen is found a small lobby to a utility room which has an internal door to the double garage. A little further along the main hall is the triple aspect living room, with patio doors to the garden and door leading to the "summer room" offering panoramic views of the pretty garden. The ground floor flows so well and offers opportunity to change the use of space according to needs.

## Endless Possibilities

This versatile space makes the property truly adaptable for all circumstances and all seasons. The kitchen, dining room and living room space, which has been the heart of the home for the past 30 years, could easily be opened for modern total open plan living, retaining the doors to the garden and increasing the bright airy feel. The large sitting room is a room for all seasons – with large south facing doors for summer sunshine and beautiful fireplace with a gas wood burner style heater, warm and inviting for those cosy winter evenings. The smaller room, currently the library, would make a fantastic accessible, ground floor bedroom with the shower room so close by and the study could be a small TV room for that bedroom. On the first floor one could adapt a small bedroom for a home office, or a teens lounge come gaming room.







# KEY FEATURES

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## Exploring Upstairs

Upstairs, five bedrooms provide ample space for family and guests. The principal bedroom benefits from large built-in wardrobes and an en-suite, while the others share a family bathroom with both bath and shower, ensuring comfort and convenience for all who stay. All the bedrooms either face south or west guaranteeing maximum light even in winter. One of these bedrooms could easily be a games room, home office or craft room, the possibilities are endless.

## Step Outside

Set back on a large tarmac driveway, there is a double garage and off-road parking for several vehicles. The garden was lovingly planned and planted by the current owners, and a gardener has been maintaining it in more recent years. This tranquil, relaxing space, with the rear patio running the width of the house, is perfect for alfresco dining and summer parties where both dining room and lounge can have the doors open and bring everyone together. A second patio offers choice for sun or shade. There are two fruiting apple trees, many beautiful flowers such as lavender, hydrangeas and roses plus a stunning display of purple irises along the rear garage wall. For keen horticulturists there is a self-made composter, beans and rhubarb still growing, and space to grow fruit and veg. The utility room has an external door with a stepping stone path to a useful outbuilding, previously used as an art studio, which has power and water connected and could be utilised in many different ways by new owners. The lawns, mature trees and shrubs provide a fantastic area for children and dogs to play, as well as welcoming garden birds and early morning rabbits and Muntjac deer visitors.

## On The Doorstep

Palgrave is a thriving village, with a beautiful church, well regarded village primary school, playing field with playground equipment, and green complete with duck pond. The village community centre holds a range of regular activities for all interests, and there is a pleasant footpath from the centre of the village which takes you to Diss by foot in around 15 minutes.

































































# INFORMATION

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## Directions

Proceed from the Fine and Country Diss office along Park Road. At the roundabout take the first exit and immediately left across Fair Green. Follow the road into the very pretty village of Palgrave. Take a right hand turn by the village primary school onto Church Farm Close and 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... [///item.unloaded.irrigated](#)

Services, District Council and Tenure

Gas Central Heating

Main Drainage

Broadband Available – IGB Fiber to premises - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

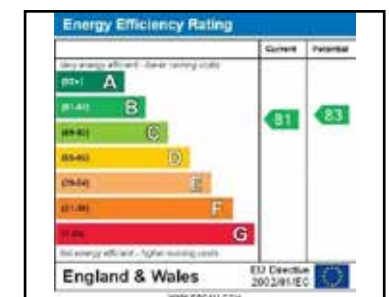
Mobile Phone Reception – current good reception with EE but may vary depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check

Mid Suffolk District Council - Tax Band G

Tenure: Freehold



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.









# FINE & COUNTRY

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

