



Ye Old Chequers Cottage
Bressingham | Diss | Norfolk | IP22 2AF

COTTAGE CHARM AWAITS



This historic home, full of olde English character and charm, is ready to welcome new residents. Ideally suited to a family – it's surely the perfect backdrop for a classic country childhood – the house will also suit anyone looking for space to work from home or who enjoys hosting friends and family for country weekends. Or all of the above!



KEY FEATURES

- Wonderful Grade II listed detached property
- Four good sized bedrooms
- Fantastic living room with woodburner
- Large kitchen breakfast room, Home office
- Family Bathroom with WC, wash basin, bath & separate shower cubicle
- Separate Cloakroom with WC & wash basin
- Excellent garden room with power, wrap around garden with hot tub
- Exceptional character features, Garage with driveway
- A short drive from the train links and amenities of Diss
- Chain Free

And with almost 1,700 square feet on offer in the main house, plus a large garden room ready for home-workers, you won't run out of space any time soon. The property is set side-on to the nearest road, and screened by a tall hedge, providing plenty of privacy here. Pull into the drive which has room for up to five cars, or park under cover in the double length single garage.

Step Inside

The house dates back to the 17th century, according to Historic England, but as is often the case its origins might be older and it is thought that its origins may be as a former Guild Hall. Entry through the small pitched porch brings you into the most splendid room of the house – the expansive sitting room with adjoining dining room. The inglenook with its substantial oak lintel houses a woodburning stove, a delightful focus when roaring away in winter. Three stout bressummer beams and multiple joists cross the ceiling, supporting the floor above. Vertical beams are also exposed as is the studwork which separates the dining room. Now a skeletal wall, it allows light from the south to penetrate deep into the room. At little short of 30 feet from the south-facing French windows at one end of the room to the brick chimney stack at the other, this is a space where everyone can gather with no danger of overcrowding. A door leads to an alternative sitting room, or snug, with a decorative stove in a small hearth. Not used in recent years, it would be worth seeing how it might be made operational. The ancient bread oven in the boot room behind suggests there might be a flue here. The low pitch of the roof on this side of the house provides two attic spaces accessed by ladder at either end of this room. Next door another room provides a useful study space. There is a WC here too, meaning you might use this room as a ground floor guest bedroom. The boot room is where you'll enter the house from the courtyard behind and here you'll find a fascinating cast iron door with brass handles. This is the bread oven, dating from a previous layout in all probability and a poignant reminder of the generations that have lived here in the past. Off the boot room is the large family bathroom, with both a shower stall and a luxurious roll-top bathtub under the vaulted beams.





KEY FEATURES

Farmhouse Kitchen

On the other side of the chimney stack is the great kitchen. The sheer size of the room means that plenty of storage and prep space is achieved by placing cabinets on just two walls. These are of a timeless design, as befits a house of this age. A Belfast sink – of course – looks out over the garden. In the centre of the room you'll have plenty of room for a table and chairs for less formal dining. This accommodating room is sure to be the heart of the house, to where the family gravitates, especially at Christmas with the woodburning stove blazing away in the brick chimney.

Upstairs

A flight of polished wooden stairs winds up the side of the chimney stack to reach the landing that spans the rear of the house. Off it are four bedrooms, all doubles and either partly or fully vaulted with beams soaring skywards. The bedrooms at each of the gable ends are particularly generous, such that you might consider creating a bathroom on this floor.

Garden Room

A glass-fronted garden room, 15 feet wide and fully powered, provides additional space. Currently used as a gym, its north-facing aspect also suggests an artist's or photographer's studio. And it will do very well also as a general work-from-home spot.

Outside

The house sits happily in its own plot, the gardens wrapping around and providing different areas at different times of day, so you're sure to find the sun somewhere. To the front is a large grass area with a gazebo and even a functioning well – good news for gardeners in dry periods. To the side of the house and sheltered by a hedge you'll find a hot tub – included in the sale. The back of the house, a wide courtyard area ideal for barbecues, is totally dog-proof. There is also a greenhouse.

On The Doorstep

As villages go, Bressingham is hard to beat for its ideal combination of rural charm and excellent wider connectivity. A somewhat spread-out settlement, it nevertheless is fortunate enough to have a village shop, a gastro pub and an active village hall (shared with nearby Fersfield) offering a variety of events and special interest clubs. Nearby are the Bressingham Steam Museum and the famous gardens. A little further afield is Redgrave and Lopham Fen on the river Waveney, the largest valley fen in England, known for the diversity of its wildlife including the elusive raft spider.

























INFORMATION



How Far Is It To

The busy market town of Diss is less than three miles distant offering supermarkets, boutique shops and The Corn Hall arts centre. From Diss station, fast and frequent trains depart for London, Norwich and Cambridge.

Directions

From Diss head west of the A1066 and the property is on your right just after the Chequers Inn.

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... /// snuck.pack.pint

Services, District Council and Tenure

Mains Water & Electricity, Oil Fired Central Heating - Please Note, a new Oil Tank was installed in 2024 - Private Drainage

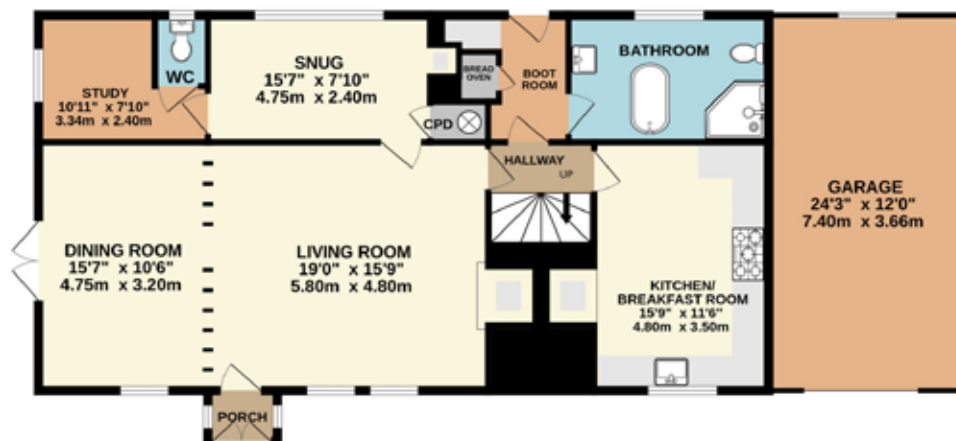
Broadband Available - please see www.openreach.com/fibre-checker

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

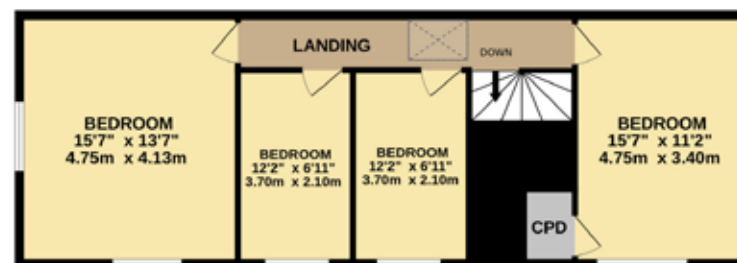
South Norfolk District Council - Tax Band E

Tenure: Freehold

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



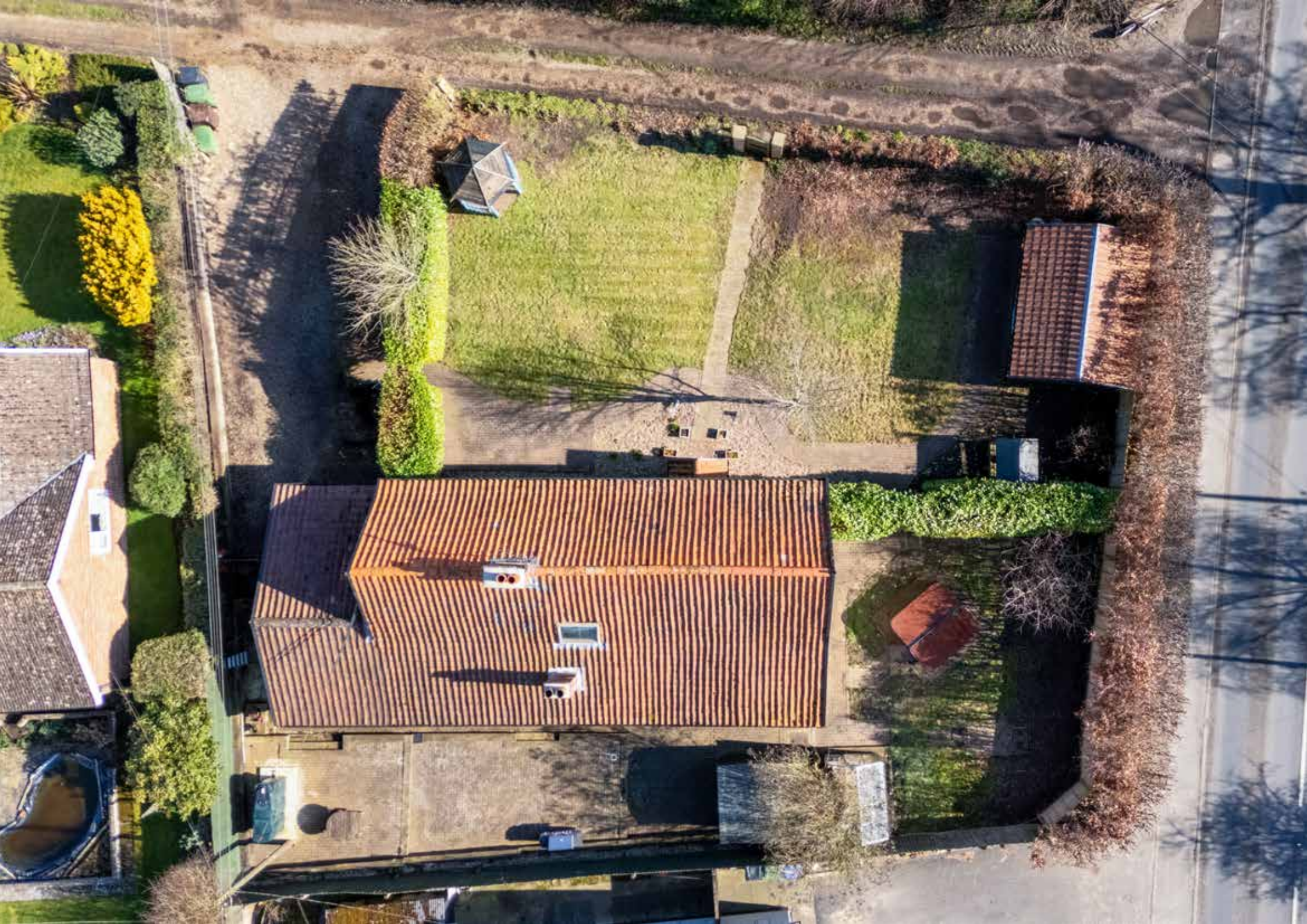
1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1673 sq.ft (155.4 sq.m) - Garage/Outbuildings: 453 sq.ft (42.1 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

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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