



Rectory Farm
Langmere | Dickleburgh | Norfolk | IP21 4PS

HEARTH AND HOME



This welcoming, 17th Century, Grade II listed, beautifully maintained property set in approximately half an acre (stms), offers the ultimate in country living with three bedrooms, three reception rooms and three garden areas to enjoy giving flexibility for the house to grow alongside your family. This is all within easy reach of Diss town, providing day to day and commuter amenities.



KEY FEATURES

- A Beautiful Grade II Listed Three Bed Character Property
- Exceptional Character Features Throughout
- A Large Kitchen With Original Floors & Rayburn
- Cosy Living Room With Wood Burner
- A Wonderful Professionally Designed Garden Of Approximately Half An Acre (stms)
- Spectacular Country Views
- A Detached Garage With Parking For Multiple Cars
- A Fantastic Semi-Rural Location Within Walking Distance Of A Shop
- Presented Beautifully Throughout
- A Short Drive To The London Train Links And Shops Of Diss

If you have always yearned for country life, but still need commuter infrastructure close by, then here is the perfect spot. This property was a working farm for over 200 years and the character is undeniable with weathered beams that can tell a tale or two, original stone floors and oak framed walls featuring original mullion windows, along with the inglenook fireplace. The house is situated on the boundary of farmland providing tranquillity and a view of the changing seasons that only country living can offer. You can slow the pace of life here yet pick it up when you need to with a short drive to Diss and rail links to London, Norwich and Cambridge.

Step Inside

The front door takes you through a practical porch and inside to a half-turn oak staircase to the first. The beautiful original stone flooring leads to a cosy sitting room to the right, with inglenook fireplace and log burner plus door to an internal hallway and a magnificent kitchen/dining room to the left. The kitchen boasts, sensitively chosen bespoke cabinetry with deep granite worktops, a wonderful electric Rayburn oven set into a fireplace, where the hob works separately from the ovens and there is space to cosy up in armchairs as well as for a large table. This is one of the current owner's favourite rooms where many a supper with friends and family Christmas has been enjoyed. Off the kitchen is a useful boot room with external door and an internal hallway leading to a ground floor shower room and utility room. The dining room, currently used as a snug, is off the internal hallway and has wonderful French doors to a terrace, perfect for alfresco dining. A separate internal hall leads to the study and to a triple aspect ground floor bedroom with French doors to a secluded south facing courtyard, and could be a gym, teens lounge, ideal guest bedroom or private space for a multi-generational family.

Warm And Welcoming

The whole house has an amazing friendly feeling of calm and tranquillity about it. Whether cooking up a feast in the gorgeous kitchen, so big it has space for chairs by the Rayburn as well as a larger farmhouse table to gather all the family around for roasts and celebrations, or relaxing in the dining room with French doors opening straight onto the terrace, a wonderful place for a morning cuppa while the rest of the world is still asleep there is a warmth about the home. The sitting room is a cosy corner whether on a summer evening with the sun flooding in through the south and west facing windows or snuggling down with a book by the huge fireplace in the cooler months.





KEY FEATURES

The study provides the ideal workspace with plenty of room for desks and shelving whilst the ground floor bedroom has its own brick paved, planted, enclosed courtyard making multigenerational living so easy here. The ground floor shower room adds to the ease of living – great for accessibility and for showering muddy dogs and children after country walks. The flexible layout allows for the property to grow alongside your family, and this is a home that welcomes everyone, to do everything, whether work, rest, or play.

Ancient And Modern

The current owners have taken the utmost care of this home, continually updating, replacing, and repairing to ensure the fabric of the building is preserved. A pantile roof was added to the porch on the side with full listing permission granted. Over the years various upkeep has taken place including new bathrooms, kitchen, and utility room. The roof of the rear elevation was stripped, re boarded and new tiles added in 2005; new French doors were added to the rear in 2010; new wind proof felt and batons were added to the front of the house in 2019 along with the side French doors being replaced and more recently the Gable end window replaced in 2021. Whilst you drink in the character and atmosphere you can relax knowing this property has been maintained appropriately. The newer extensions offer higher ceilings and a lighter space whilst the older part oozes character and charm, and these original rooms still offer good head height due to the vaulted ceilings.

Exploring Upstairs

The character continues as you rise on the staircase to a surprisingly bright landing, separating the two large bedrooms offering privacy and peace. The family bathroom, equally charming with wonderful beams, wooden floor, roll top bath and tasteful cabinetry is so in keeping with the integrity of the home. The roof light is a modern touch but works well and of course adds to the airy feel. The principal dual aspect bedroom has bespoke built in hardwood wardrobes with oak topped drawers and has windows to the south and west making this a wonderfully warm room. The second bedroom with vaulted ceiling, weathered beams and large window finishes off the first floor.

Step Outside

This wonderful home is approached by a traditional wooden five bar gate and is set back from the road on a large gravel drive with ample space for family and friends to park plus a good-sized garage. Set in grounds of half an acre the home has three zones to the gardens. The formal, professionally landscaped rear lawn gardens with mature hedging and flower beds surround a stunning terraced seating area with metal pergola making this a fantastic focal point for a civilised afternoon tea. The pretty summer house with its very own small patio area is set away from the property, ideal for a peaceful afternoon reading or an indulgent glass of wine. The bird life is wonderful to watch with buzzards, red kites, and owls to keep you entertained. A further sheltered space is set to the south of the farm off the ground floor bedroom, so there are lots of areas to either chase the sun, find shade or work in the great outdoors.





























INFORMATION



On The Doorstep

Rectory Farm is situated in a delightful rural setting about half a mile from the centre of Dickleburgh village, which is well served by an award winning village shop/post office, public house, fish n chip shop, pharmacy, and primary school, as well as a thriving social club in the village hall. The home is on a Norfolk County Council designated "quiet lane" and there are nine county wildlife sites within the parish offering a wonderful choice of walks, whether through woodland, the countryside or Dickleburgh Moor wetland site.

How Far Is It To....

The bustling market town of Diss is a short drive away and offers supermarkets, independent shops, an array of cafes and eateries, doctors' surgery plus a railway station with a regular service to London Liverpool Street in about 90 minutes. The nearby towns of Harleston and The Pulhams villages offer further amenities and some wonderful local pubs. The Cathedral City of Norwich is seventeen miles to the north and offers a comprehensive range of private and public schooling, commercial and cultural opportunities along with main train line with services to London and Cambridge. Norwich's International Airport caters for both domestic and international flight destinations.

Directions

From Diss head north on the A140 and take the right hand turning on the Ipswich Road to Dickleburgh. Head to the centre and turn right at the shop on to Rectory Road. Follow through the village and take a right on to Rectory Lane. The property is on your left.

What Three Words Location

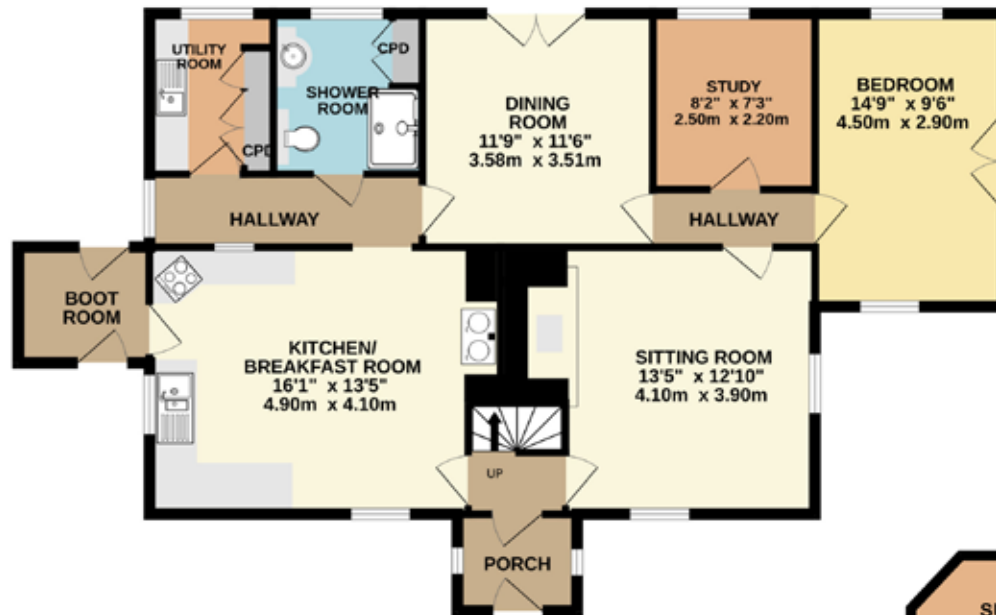
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [/// songbook.topic.birthing](https://songbook.topic.birthing)

Services, District Council and Tenure

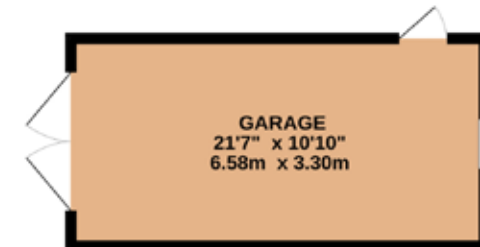
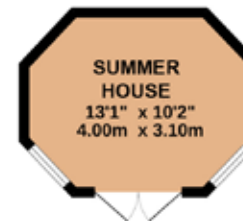
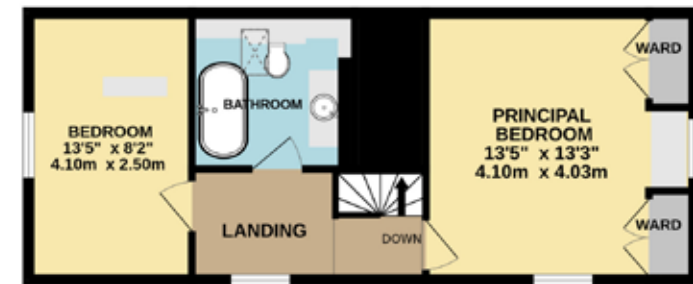
Oil Fired Central Heating
Mains Electricity And Water
Drainage Via Septic Tank
Broadband Available - Fibre To Cabinet but please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
South Norfolk District Council - Band E - Freehold
EPC - D

Agents note: There is a covenant that only businesses of a professional and medical type can be run from the house

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.

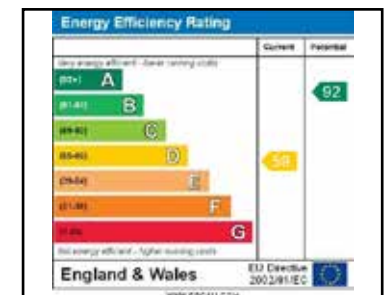


1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1450 sq.ft (134.8 sq.m) - Outbuildings: 350 sq.ft (32.5 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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