



Waveney House
Billingford | Diss | Norfolk | IP21 4HL

VERSATILE STYLISH HOME



This five bedroom, fully renovated, detached home dates back to the 1800s and having been extended over the years is an elegant blend of traditional and contemporary living. Versatile social spaces make entertaining easy and with a fully enclosed garden and covered outdoor kitchen you can wine and dine all year round. A short drive for rail links, easy access to the A143 and A140, and ample homeworking space, this house offers workers the best of all worlds.



KEY FEATURES

- A fantastic five bedroom detached property.
- Fully renovated and modernised
- A plot of approximately half an acre.
- Over 4,000 square feet (including garage)
- Exceptional principal bedroom suite
- Three reception rooms
- Double garage and parking for multiple vehicles
- Large outdoor kitchen
- An abundance of character features

The current owners were drawn to this house due to its location and immediately saw its potential as a great family home. Living in the countryside with views of the windmill yet close to road and rail links life was easy here. They have sensitively refurbished the house using materials in harmony with the original parts and have created a flexible space, where every room has a purpose. The huge footprint allows space for the family to spill out into rooms whether working from home, enjoying adult suppers, children's sleepovers or summer barbecues with friends, this house is friendly and welcoming.

Step Inside

Stepping inside through a sunny porch you see a breathtaking reception hall, but so welcoming with a wood burner in the corner and stairs sweeping round to the first floor. To the left is the study complete with wood burner for chilly days at home, and straight ahead is the triple aspect formal sitting room including a wonderful fireplace and wood burner with patio doors to the terrace. To the right is an internal hallway and cloakroom and then the house opens out to the wonderful kitchen dining room, light and bright with everything you need to cook up a feast for the family. Along the hall is the useful utility room with external door – a terrific addition for muddy paws and boots. The family room is the icing on the cake in this unique home. With two huge bays, wrapping around a large dining table and then cosy sofas, plus a wood burner, this is where the family spend a lot of time. A small hallway with an external door, is found just off the family room, and leads to a stylish shower room and guest bedroom, perfect for teens or adult children to have their independence.

Versatile Transformation

The current owners had a vision with this home and have created a wonderfully versatile flow. The ground floor guest bedroom can be accessed via an external door to a small hallway where you also find a chic shower room. The current family room could easily be sectioned off and used as a lounge and kitchen together with this bedroom and shower room, to create a self-contained annexe for multi-generational living. With the footprint as it is, guests can still come and go without using the main entrance, and this makes a fantastic teens space.





KEY FEATURES

The family room has two magnificent bays and room for a 12-seater table – the family have enjoyed Christmas with over 20 people here; with wood burner and TV this is a space where the family can really come together. The kitchen was replaced only in 2023 and is the hub of the home with breakfast bar and plenty of worktops for keen cooks. All the rooms have been skimmed and had new carpets, the bathrooms have all been refurbished to bring a modern touch to the later parts of the house, whilst the original timber frame rooms are still cosy with wood burners, weathered beams and grand brick fireplaces. The house is so warm and boasts no less than four wood burners. The study is used as a quiet working from home space but could easily be a teens lounge, gym or a separate TV room. It is clear the house has been modernised with sensitivity and a feel for future uses, and unusually, every room in this large footprint has a purpose and every room is used.

Exploring Upstairs

The stairs are as grand as can be with wood and metal balustrade sweeping round to a galleried landing. The principal suite feels like a separate wing and is beautifully private. It boasts a dressing room with full bank of wardrobes and a tasteful ensuite, so even if you have a house full, you can still enjoy some peace and quiet. The other bedrooms are across the landing and served by a contemporary bathroom. These rooms are all a generous size with lots of natural light and the uniqueness of this home continues with one bedroom, currently used as a teens lounge, featuring a fantastic balcony.

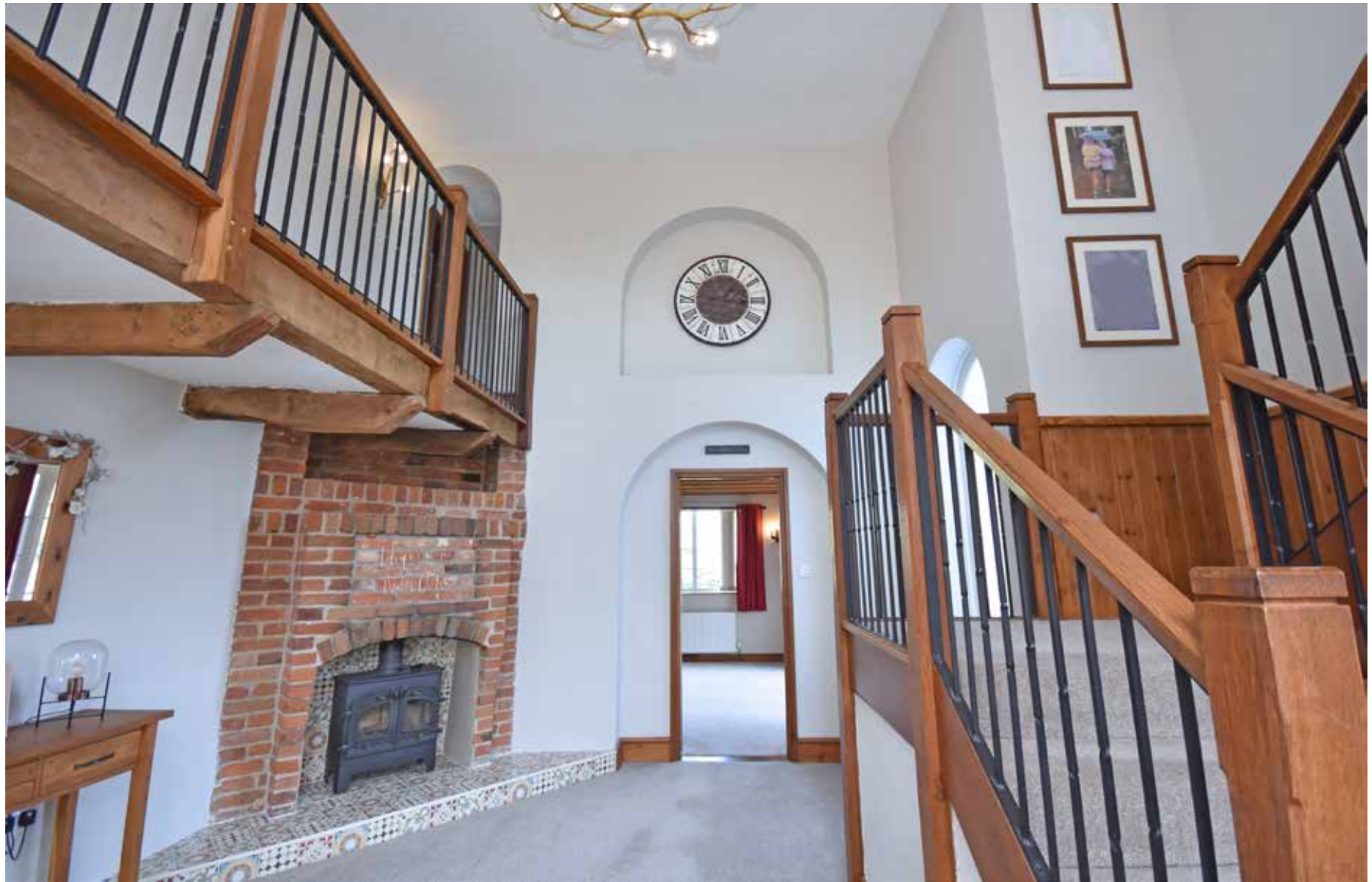
Step Outside

The large plot of around half an acre is fully enclosed so very safe for dogs and children. The gates lead to an enormous driveway with plenty of room for visitors, along with a large double garage. The rear gardens are laid to lawn with a large terrace perfect for catching the sun and accessed from the family room, the kitchen, and the more formal sitting room. The terrace has a sweet traditional picket fence to enclose it if desired, handy for toddlers and puppies. Many a fun time has been had with the wonderful outdoor kitchen across the lawns, which has not only a fridge and sink but a dishwasher too, saving the hard work at the end of a fun party. This area is a real suntrap and stays warm through to the evenings, perfect for a glass of wine after everyone has gone home or to bed. This space is covered and is used all year round – the owners even use their air fryer out there - ideal for a quick family weekday tea.



























ENJOY
EVERY
MOMENT

Life
first, never
Waiting
for the right
to pass,
it's about
learning
to dance
in the rain



INFORMATION



On The Doorstep

Billingford is situated on the A143, near the villages of Scole and Hoxne. It has pretty St Leonards church along with the oldest fully working windmill which can be viewed from the house. The Billingford Horseshoes is a quaint bottle pub and for day to day shopping there is an M & S garage just a few yards from the house. There are some wonderful dog walks in the surrounding countryside and its not hard to feel at home with nature in this area.

How Far Is It To....

Just four miles distant lies the bustling market town of Diss. There are a wealth of thriving independent shops and businesses offering everything from crafts and antiques to cafes and local food delis and a weekly market offering an excellent selection of local Norfolk produce. The Corn Exchange offers arts and theatre for culture vultures and not forgetting nature lovers there is the unique attraction, The Mere. Thousands of years old and covering six acres, the Mere is a deep natural lake and can be explored from the recently installed floating boardwalk. Diss also benefits from a mainline train station that has regular trains to both Norwich and London Liverpool Street – current journey time to London Liverpool Street Station from Diss is approximately 90 minutes.

Directions

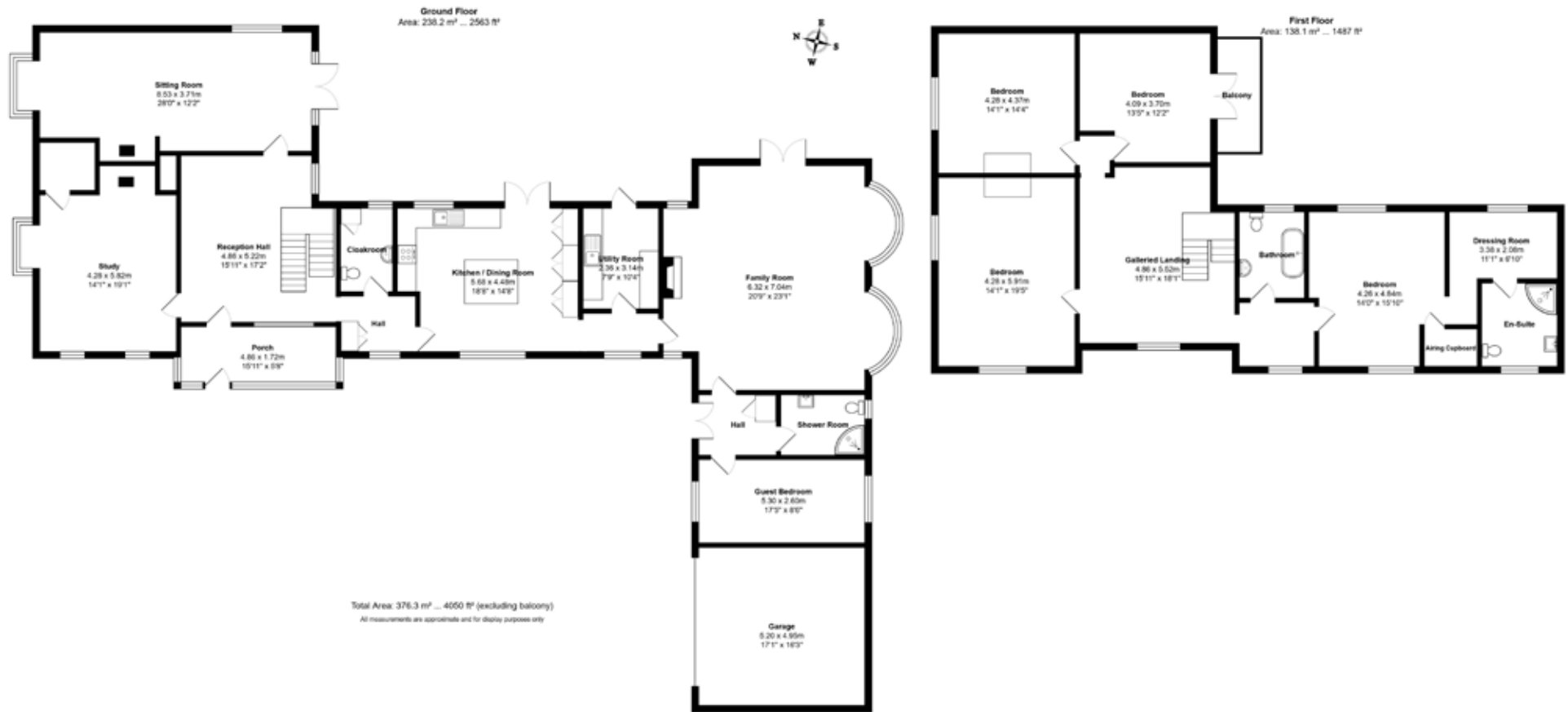
From Diss head East on the A143 to Billingford where the property is on the right.

What Three Words Location

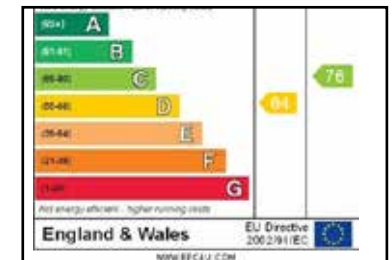
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location <http://bookshelf.essays.ballroom>

Services, District Council and Tenure

Gas Central Heating
Mains Electricity, Water & Gas
Drainage – Water Treatment Plant
Broadband Available – Current provider, Sky broadband 65mg, fibre to the cabinet, please always check www.openreach.com/fibre-checker for your provider.
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
South Norfolk District Council – Band F – Freehold



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