



Mill Pightle  
Thorpe Abbots | Diss | Norfolk | IP21 4HU

# ACRES OF LUXURY



Tucked away in the wide-open beauty of the Norfolk landscape, this beautifully refurbished four-bedroom bungalow offers space to breathe and room to grow. Set in over 6 acres (stms), with a stylish, modern interior, large kitchen diner and an impressive studio barn, it's ideal for family life, creative pursuits or equestrian endeavours. There's even a tennis court for sunny afternoon matches. Thoughtfully updated with new windows, roof, heating system and more, this home is move-in ready. Just a short hop to Harleston and Diss for rail links and essentials, it's a world away from the rush, but doesn't leave convenience behind.







# KEY FEATURES

- Wonderful four-bedroom detached bungalow
- Completely refurbished throughout
- A large and social kitchen dining area
- Over 6.3 acres of land (stms) with equestrian possibilities
- Fantastic, insulated barn with huge studio space
- Parking for multiple vehicles
- Immediate access to the surrounding countryside
- Tennis Court
- A short drive from the London train links and amenities of Diss
- No onward Chain

Nestled in the picturesque folds of the Norfolk countryside lies this charming, completely refurbished four-bedroom detached bungalow, standing within a wonderful six-acre (stms) plot. Originally built in the 1970s, this beautiful home blends the generous proportions of its era with the sleek, contemporary finish of a modern renovation. Thoughtfully extended and meticulously updated by the current owners over the past five years, it has been transformed into a stylish, move-in-ready home offering all the advantages of a brand-new build, inside and out. "Very little remains of the original property," explains the current owner. What was once a separate garage is now seamlessly connected to the main house and has been reimagined to include a bedroom, bathroom and living room - an ideal set-up for multi-generational living.

## Step Inside

Step inside and you'll find a flexible home designed to adapt to the rhythm of everyday life. Carefully renovated with care, style and attention to detail, each room offers versatility - whether for work, rest, or play. The four generously sized bedrooms provide spacious, adaptable areas that can easily be tailored to suit your changing needs, offering far more than just traditional bedroom use. The newly extended living spaces flow seamlessly, creating an open and welcoming atmosphere throughout the home.

## Serving Up Style

The kitchen-dining room is the heart of this home - spacious, light-filled and beautifully designed for everyday living and entertaining. With its triple aspect, the room feels open and inviting from the moment you enter. Sleek, hand-crafted handle-free units create a clean, contemporary aesthetic, letting the high-quality materials shine. A striking island adds both functionality and style, while smooth Corian worktops lend understated luxury. Integrated appliances include a full suite of built-in essentials, including a two Bosch eye-level ovens. Amtico flooring flows throughout, providing a refined, cohesive finish. There's ample space for a generous dining table, and large bi-fold doors open directly onto the patio - ideal for summer entertaining.











# KEY FEATURES

A separate utility room just off the kitchen keeps everyday clutter out of sight, preserving the room's calm, considered atmosphere.

The sitting room is generously proportioned and filled with abundant natural light, thanks to its expansive flush casement windows that frame tranquil views over the Waveney Valley. These large panes not only brighten the space but also create a seamless connection between the indoors and the peaceful landscape beyond, making it an inviting spot to relax and entertain. The property is served by three exquisitely designed, fully tiled bathrooms, helpfully located at opposite ends of the property to serve all bedrooms. Notably, the bathroom located at the extension end boasts a luxurious double-ended bathtub - a sumptuous sanctuary for unwinding after a long day.

## Energy Smart Living

The work undertaken is extensive, and not just the visible parts! In 2022, the home received new windows, doors, new render and a new roof with and a new roof with 4kw flush pv solar panels, updated circuit boards and wiring, giving it a fresh structural lease of life. There's oil-fired central heating, underfloor heating in the extension, new radiators and boiler and Starlink internet, delivering blazing-fast 180 Mbps speeds - a dream for home workers. The current owners have also fitted a water softener and an iBoost system, which diverts excess solar panel energy to heat hot water.

## Step Outside

Where to begin? Spanning over 6.3 acres of land (STMS) laid predominantly to grass, this exceptional property offers abundant space to breathe, explore and truly spread out - whether you're on two legs or four! With clear equestrian potential, it's a dream come true for anyone imagining paddocks, ponies and a life spent in the saddle. Adjacent to the main house, you'll find a superb, fully insulated barn, built in 2021 the whole building is certified to residential specifications and is currently serving as a vast studio space, complete with an adjoining garage. Equipped with a kitchen area, shower room and underfloor heating, the barn is a versatile asset offering tremendous potential for residential development (subject to necessary planning). As it stands, this expansive space is perfect for artists, musicians, entrepreneurs, or anyone seeking room to innovate and create.

## Net Gains

Craving some casual tennis rallies just steps from your door? This home offers a fantastic grass court, ideal for perfecting your backhand during friendly matches with family and friends. After a game, relax on one of the three porcelain stone patios with a cold drink and watch the sun set over your beautiful grounds. This is a home for all seasons: summer barbecues, autumn bonfires, and peaceful winter strolls through the garden. Ample parking for multiple vehicles makes hosting family or friends easy and stress-free. And when you're ready to explore, direct access to surrounding countryside offers walking and riding trails right on your doorstep.













































# INFORMATION

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## On The Doorstep...

Harleston, just three miles from the property, is a vibrant market town in the beautiful Waveney Valley. It offers independent shops, cafés, pubs, essential services, a leisure centre, well-regarded schools and a friendly community spirit. Regular markets and events add charm to this picturesque town. Just five miles away, the historic town of Diss provides a direct rail link to London Liverpool Street in around 90 minutes, making it perfect for regular commuters or city day-trippers. With both towns close by, everyday essentials, excellent schools and convenient travel connections are all easily accessible.

## How Far Is It To...

A half-hour drive or a 15-minute direct train ride from Diss gets you to the historic city of Norwich - bursting with culture, cathedrals, shopping and riverside pubs. A great day out - or a great night out if you fancy catching a show or dinner.

## Directions:

From Diss head east on the A143 and take a left up The Street to Thorpe Abbots and take the first left on to school lane. The property is the second on your right along the A143 in an easterly direction passing through Billingford. Take a left-hand turn signposted Thorpe Abbots. Follow the road up the hill towards the top take a left hand turn into School Lane - the property will be located towards the end of the unmade lane on the right-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...

What 3 Words Location /// cake.winners.narrating

## Services, District Council and Tenure

Oil Fired Central Heating, Underfloor Heating to the extended west side of property and radiators on original eastern side of the property.

Solar Panels

Mains Electricity & Water, Private Drainage – Domestic Treatment Plant

Two Electric Vehicle Charging points

Broadband Available –current provider is Starlink but please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) for your chosen provider

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check with your provider

South Norfolk District Council – Main House Band E, Barn Band A - Tenure: Freehold





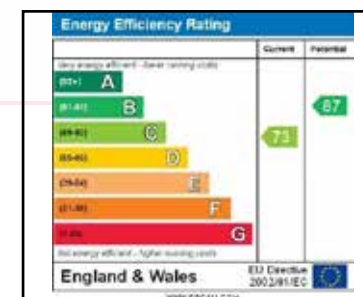
**Ground Floor**  
Floor area 234.9 sq.m.



**Garage**  
Floor area 185.8 sq.m.

**Total floor area: 420.7 sq.m.**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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 appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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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)

