



Red House Farm
Gissing | Diss | Norfolk | IP22 5UX

A SUPERB COUNTRY RETREAT



This Victorian red brick former farmhouse exudes character with solid 9-inch walls (plus internal insulation) under a traditional slate roof. The house benefits from four spacious reception rooms, a welcoming garden room, and four bedrooms, offering ample living space plus offers two self-contained holiday lets, presenting opportunity for those seeking additional income Set in approximately 4.78 acres (stms), the property enjoys a tranquil countryside setting yet remains well-connected via nearby transport links.



KEY FEATURES

- Magnificent Victorian Red Brick Former Farmhouse
- Delightful Grounds of Around 4.7 Acres (stms)
- Two Popular Holiday Lets Providing Good Income
- Superb Out Buildings Including Wonderful Old Barn
- Light And Airy Kitchen Breakfast Room
- Four Sizeable Reception Rooms and Garden Room
- Four Generous Bedrooms
- Useful Second Floor Space
- Wonderful long block paved Drive
- Highly Recommended

This is a rare opportunity to acquire a handsome Victorian home with substantial land, modern efficiency upgrades, and immediate income potential. The combination of character, comfort, and countryside location makes this a truly highly recommended property. This is a home where character, ambience and practicality come together beautifully. Whether you're seeking a peaceful retreat, a multi-generational family home, business opportunity or just a home that can grow with you, this property has it.

Step Inside

The tiled lobby leads to a winding hallway from which all the rooms are found. To the left is a huge dual aspect study, bright and airy for a great working from home vibe and to the right are stairs to the first floor. Next is the dual aspect sitting room with raised fireplace and wood burner making for a cosy winter warm up and with the traditional tall ceilings is a favourite position for the Christmas tree. Just opposite the sitting room is the cloakroom and then a few steps down into the dining room, with beautiful stone floor and enormous exposed brick fireplace. A door from the dining room leads to the kitchen, the heart of this home from, a wonderful juxtaposition of stylish contemporary cabinetry with all mod cons, with central island and seating, a huge range and traditional walk-in pantry. The semi open plan family room, originally the old dairy is accessed from the kitchen, and is a fabulous multipurpose space which offers a practical tiled floor and double doors to the gardens plus a log burner. This would make a great room for accessible living with the large ground floor bathroom, with separate bath and shower attachment which is a practical addition for muddy dogs and children coming straight in from the garden. The conservatory to the rear of the house faces south so gets sun much of the day, making summer evenings here and barbecuing on the patio, relaxing end to the day.

Old Bricks New Memories

The current owners have renovated the home, future proofing it and making it warmer and economic to run with heating by air source heat pumps, a complete rewire, new windows and doors plus an installation of new kitchen in 2020.





KEY FEATURES

Whilst this home works for our modern era of life the owners have preserved and celebrated the period features with high ceilings, beautiful, weathered beams and exposed brickwork housing more contemporary wood burners. The current owners have made wonderful memories here with marquees for garden parties, and children playing on the robust swing and swing-boat in the plum orchard and exploring safely. The stunning old barn with its incredible beams has hosted many a fun celebration, decorated with fairy lights and even old chandeliers suspended for atmosphere!

Work Rest & Play

Two holiday lets producing a great ancillary income are set just apart from the house itself. These opened for business in 2019 and, barring closure over Covid restrictions, we have been busy ever since! The two holiday lets are both one bedroom with shower room plus open plan kitchen sitting room with gloriously vaulted ceiling and enjoy fabulous surroundings, with their own private outside terraced area. There is also a useful external utility room used to service the lets. Frequent returners love the tranquillity and abundance of nature in such pretty unspoiled village.

Explore Upstairs

The central stairs lead to a long landing and two generous double bedrooms, both dual aspect with a light bright ambience and wonderful views across the estate. A third smaller room which would make a great nursery or home office shares a family bathroom with bathtub and separate shower. The stairs then take you to the second floor and three smaller rooms, once used as bedrooms and currently used as storage, and with roof lights to allow natural light. These would make a fabulous teens den, or lounge area for adult children wanting to enjoy independence.

Step Outside

Approached by an impressive tree lined drive the first impression of this handsome Victorian home will stay with you, a feeling of a real country estate. The grounds, whilst perfect for family and guests alike also provide a very happy home for the animals here, including dogs, cats, hens, and ponies. The ponies live and graze here in the paddock (which could become a menage) with field shelter, and a stable with hard yard by the old piggeries. Other out buildings include a wonderful old barn which has hosted many a party, and three further storage buildings. The current owners have worked with Norfolk Wildlife Trust and to encourage and sustain many wildlife species such as slow worms and stag beetles and nurture the hedgehog community too. Deer are in the garden daily, 52 different types of bird have been recorded in the garden, including black caps, garden warblers, chiff chaffs, barn owls and even turtle doves. With plenty of space to roam free this is an incredible setting for children to experience the carefree childhood of years ago or to just sit back and revel and rural peace.



















The Hen House





The Nest Box















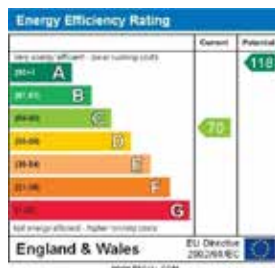




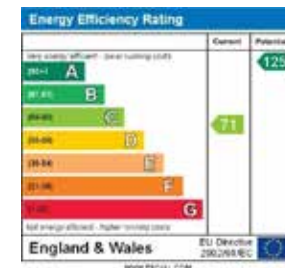


Letting Accommodation & Outbuildings

Hen House
EPC



Nest Box
EPC



INFORMATION



On The Doorstep

Gissing is a charming, rural village steeped in history, with its medieval church and close-knit and welcoming community. Flowers and greenery from this home's garden have been used to for events at the village church, and many fruit and vegetable gluts are swapped with local friends. The community centre offers a variety of clubs to suit all ages and interests including toddler group, Friday Café, craft, gardening, singing, reading and table tennis club. With a popular pub, a bowling green and wonderful network of country footpaths you will never be bored in Gissing.

How Far Is It To....

Just five miles away is the bustling market town of Diss offering a whole variety of amenities, including supermarkets, dentist, doctors, vets, schools, parks, Golf club, and the scenic Diss Mere, where you can enjoy waterfront dining. Gissing has easy access to the A140 and the rail links to London from Diss are real bonus with the journey time approximately 90 minutes to Liverpool St and a mere 20 minutes to the cathedral city of Norwich.

Directions

The property is located approximately 9.5 miles from the Diss Fine and Country offices. Proceed from Fine and Country along Victoria Road and continue out of the town on the A1066. At the roundabout take the first exit onto the A140 in the direction of Norwich. At the next roundabout take the second exit and continue along the A140. At The Old Ram public house take the second left onto Rectory Road. Turn left onto Gissing Road and continue for around three quarters of a mile past the redundant church. Turn left into Glebe Road and in half mile turn right into Rectory Road. The property will be found on the right-hand side, clearly signposted, set well back from the road.

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.../// juices.nicely.probable

Services, District Council and Tenure

Air Source Heat Pump Heating
LPG for kitchen hob
Mains Electricity and Water
Septic Tank Drainage
South Norfolk District Council; Council Tax Band G-Freehold
Broadband Connection Fibre to the property, but please check <https://www.openreach.com/fibre-checker>
Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker
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.



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THE FINE & COUNTRY
FOUNDATION

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