



Tranquil Lodge
Burston, Diss | Norfolk | IP22 5TZ

WELCOME ONE AND ALL



Step into this wonderful detached four-bedroom property, perfectly positioned in one of the area's most sought-after villages. This spacious home is beautifully presented throughout and offers a unique combination of elegant living space and versatile accommodation options. Whether you are seeking multigenerational living, space to entertain, or a peaceful countryside retreat, this exceptional property has it all.



KEY FEATURES

- A wonderful detached four-bedroom property
- Integral, self-contained one bedroom annex
- A large plot of approximately .25 of an acre (stms)
- Fantastic garden lodge with bedroom and ensuite
- Presented beautifully throughout
- Excellent school, park, and pubs
- Located in a sought-after village
- Carriageway driveway and parking for multiple vehicles
- A short drive from the train links and amenities of Diss.
- Immediate access to country walks

From spacious living areas to additional self-contained accommodation, this home has been thoughtfully designed to meet a variety of lifestyle needs. The current owners were drawn to it by the village location and potential for multi-generational living and have used both additional annexes for long term family accommodation. The village has a fascinating history too, housing The Strike School, founded as a result of a school strike and became the centre of the longest running strike in British history. Initially lessons were held on the village green and today, the building still stands as a museum with an annual rally still held to commemorate the 25-year strike and celebrate the school of freedom.

Step Inside

Stepping inside brings you into a lovely large entrance hall, with stairs in front of you with clever use of space creating a book nook for a moment away from it all. Opposite the stairs is the obligatory coats cupboard with room for the ironing board and Hoover – everything has a place here. To the left is the expansive sitting room, a versatile space with room for sofas as well as dining table – the current owners enjoy cosy suppers here in winter, with open fire, and space for a log burner if desired. The double doors to the terrace make it an airy room in summer too. The hallway leads straight ahead to the kitchen/dining room, another flexible space. With room for table at the end by the set of double doors, or you could have sofas here too. The kitchen enjoys a Rangemaster with six ring induction hob, grill and two ovens plus warming drawer, plenty of marble worktop to add a bit of glamour, space for an American style fridge freezer plus butler sink, and country style cabinetry offering a comfortable ambience. You have everything you need here to cater for a crowd.

A Complete Lifestyle Space

Whilst the main house offers elegant, light-filled interiors with generous space for family life and entertaining, the additional living space is incredible here. The ground floor, self-contained, integral annex is currently used for long term family living. It offers a large bedroom, fabulous wet room, full kitchen/living room, with wood burner for the cooler months, and is ideal for teens yearning for independence, elderly visitors requiring accessible accommodation or visiting guests. This could also serve as a private rental opportunity for ancillary income – a door across the hallway in the main home could be easily installed and locked to offer guest access down the side of the house and through the double doors to the lounge.





REMEMBER
as far as
ANYONE KNOWS
WE'RE A ONE PERSON FAMILY

The Broom

CARL HET

KEY FEATURES

The open house welcome does not end here, the fantastic garden lodge is a luxurious addition – again currently used long term by extended family, it is completely separate with its own bedroom, glorious ensuite with free-standing roll top bath, independent boiler, vaulted sitting room and kitchenette. This superbly finished space is perfect for running a business, a home office, a gym/yoga studio, or another private guest retreat or Airbnb opportunity.

Explore Upstairs

The stairs lead to the landing with useful shelved cupboard for towel and linens. The fabulous principal bedroom has triple Velux windows inviting in the light on the dullest of days and is a wonderful space. The family shower room is next along the landing, tiled floor to ceiling for easy maintenance and with oversized shower tray for convenience. Two other cheery bedrooms, swathed in light from Velux windows again and both with built in wardrobes, offer further first floor space, one currently used as a home office.

Step Outside

This home has appeal on first sight – the immaculate carriageway driveway with parking for multiple vehicles and lush, landscaped centrepiece make a fabulous first impression. Of course, if more parking were desired the middle greenery could be reduced and the long garage and workshop with double doors offers more space too. The private, fully enclosed, rear gardens are not overlooked at all and have multiple areas to enjoy, whether relaxing or eating on the terrace, enjoying a hideaway spot under the pergola at the shaded end of the garden, perfect for a glass of wine and a good book, or have a different vista looking back towards the house from the decked seating area at the end of the garden. The well-maintained lawns have space for children to play and the workshop offers the perfect mancave with one end currently designated as a games room with fast internet for streaming, so could also serve as a home office. As a gaming hub just imagine the teens disappearing quietly for Minecraft battles whilst you enjoy a G n T on the terrace! The chicken coop is housed in the other outbuilding and with room for veggie patches if you fancy growing your own. There are multiple electric and water points throughout the garden for convenience and a designated barbecue cum outdoor kitchen space. The current owners have enjoyed many celebrations in this garden including an engagement party for 70 guests, twinkling lights strung all over the garden hanging from housing to trees, a Yurt for shelter and even a glittering dance floor, the ultimate party venue.































TON GROU
0800 - TEL: 01379 707000



INFORMATION



On The Doorstep

This home offers a lifestyle of community and convenience, surrounded by excellent schools, charming pubs, and a local park—this is village living at its best. Burston is a popular and well supported village with a primary school, popular pub, and The Space – a wellbeing centre offering treatments, therapies, and classes. The village has immediate access to scenic country walks and with the promise of a pint at Gissing Crown, just a 15-minute stroll.

How Far Is It To....

This prime location has Diss, just three miles away providing a wide selection of shopping, cultural and leisure facilities, a variety of eateries and a weekly auction. It also has a station with regular trains to London Liverpool Street in around 90 minutes. For beach lovers The Suffolk Heritage coastline is accessible in around 45 minutes and offers gorgeous beaches and traditional seaside towns like Aldeburgh and Southwold. The Broads National Park is also around the same distance to the north of the county.

Directions

From Diss head east on the Burston Road to Burston. Pass the crossroads and the Burston Crown and 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.. /// available.dreamer.achieving

Services, Tenure

Oil Central Heating
Mains Electricity, Water
Drainage – Water Treatment Plant
South Norfolk District Council; Council Tax Band E
Tenure: Freehold

FTTC Broadband Connection Superfast internet at 1000mbps but please check <https://www.openreach.com/fibre-checker>

Mobile Phone Reception Very Good on all Networks, See Link to check View mobile availability - Ofcom Checker

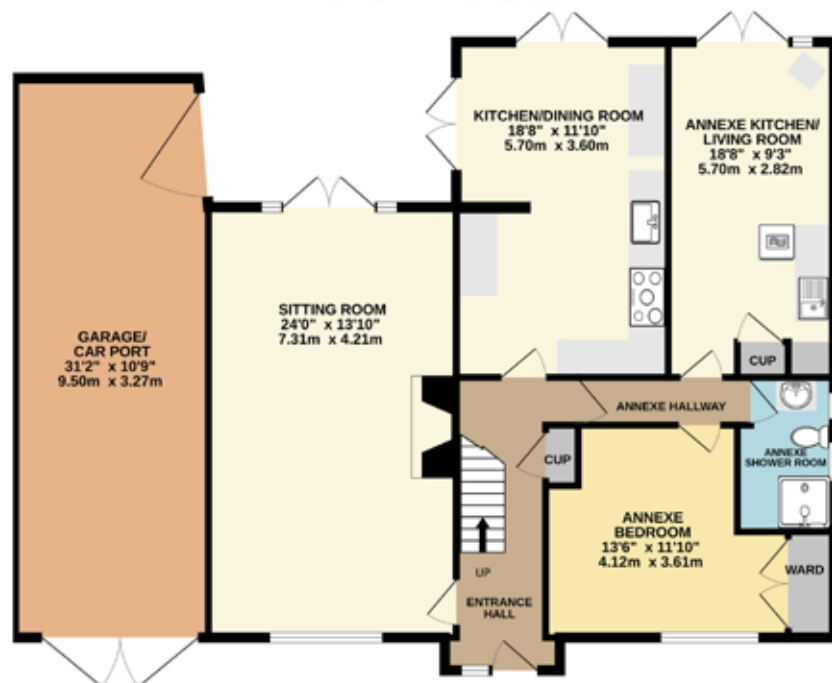


TOTAL FLOOR AREA (approx.)

Accommodation: 1679 sq.ft (156.0 sq.m)
Garden Lodge: 315 sq.ft (29.3 sq.m)
Garage/Outbuildings: 835 sq.ft (77.6 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



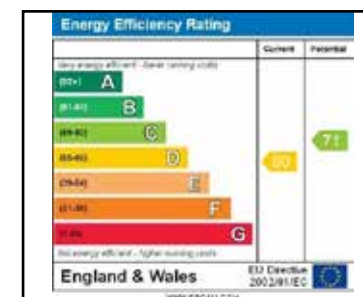
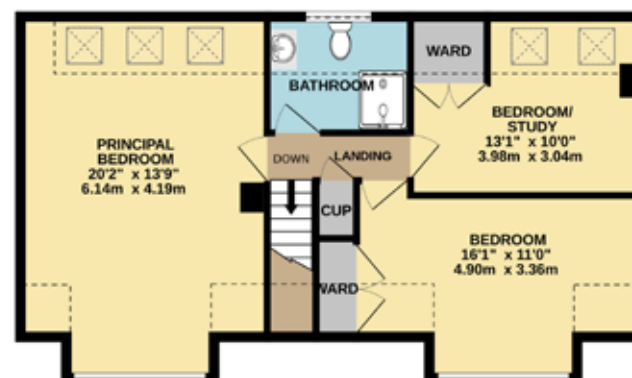
GROUND FLOOR 1358 sq.ft. (126.2 sq.m.) approx.



GARDEN LODGE 315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR 655 sq.ft. (60.8 sq.m.) approx.



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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