



Mason Cottage
Semere Green Lane, Dickleburgh | Norfolk | IP21 4NT

COUNTRY COTTAGE LIFE



Steeped in history and charm, we present a beautifully restored Grade II listed two-bedroom cottage dating back to the 1800s. Set in a picturesque rural location opposite a protected nature reserve, this property has been thoughtfully and thoroughly renovated to a high specification, blending period character with modern comforts.



KEY FEATURES

- Fantastic two-bedroom Grade II listed cottage
- Fully renovated to a wonderful standard
- New hand-made hard wood double glazed windows to front
- New high-end bathroom and kitchen
- Driveway and beautiful rear garden
- Opposite a protected nature reserve
- Bus services to Diss and Norwich
- A short walk to the local shop
- A short drive from the train links and amenities of Diss.
- No onward chain

Located in the charming South Norfolk countryside, this pretty cottage offers peaceful village living with excellent access to the nearby towns. Diss, with its mainline rail station and full range of amenities, is just a short drive away, making this the perfect retreat with commuter potential. The renovation has paid homage to the history of the home, even down to the beautifully rustic wooden doors with heavy black traditional latches, creating an air of bygone days. The cottage would have been thatched originally and is thought to have been part of two workers cottages attached to Dickleburgh Hall.

There is an emphasis on materials that feel as good as they look, with weathered beams and character features creating a charming ambience. Stepping through the typically English country cottage porch you find the sitting room with an attractive fireplace offering potential for a wood burner plus stairs to the first floor. From the sitting room you enter an internal hallway with a door to the bathroom, a wonderful contrast, with contemporary suite, shower over the bath and shower board walls, making sure this is a low maintenance bathroom too. The hallway also leads to the beautiful cottage kitchen with generous storage and space for a breakfast table. Being Grade II listed, the back door is original and has been sensitively renovated to retain the charm of the cottage.

Practical Perfection

The finish in this cottage is impeccable. In the kitchen this means solid oak worktops, butler sink and wonderful restoration of the back door. Purchased in early 2024, the current owners have undertaken extensive works throughout, including new hand-made hard wood double-glazed windows to the front to mimic the original windows, a full new roof, complete rewire and installation of LED energy efficient lighting plus replastering throughout. A modern efficient electric heating system has been installed along with a contemporary kitchen with integrated hob, oven, washing machine and dishwasher and high-end bathroom. This finish extends to the exterior too with patios to the front and rear, gravel driveway, and new fencing to enclose the rear garden, plus a rear gate.





KEY FEATURES

Exploring Upstairs

Stairs wind to the first-floor landing and two bedrooms, one offering access for eaves storage so no climbing in the loft to get suitcases or the Christmas tree in this home! The larger bedroom is a bright room with ample space for a double bed whilst the second bedroom has plenty of room for a single bed and would make an amazing dressing room, home office or a nursery.

Step Outside

Approached from the road you find a generous south facing driveway with parking for two vehicles, the crunch of gravel signalling that you are home. A patio area features just outside the front door, perfect to enjoy the sun overlooking the reserve beyond. To the rear is a large garden with another patio overlooking lawns that stretch away, all fully enclosed and safe for children and pets. This is the ideal barbecue spot, entertaining with ease straight from kitchen to outside table. Towards the back of the garden is a fabulous outbuilding, originally the outside loo, which now acts as two storage sheds. This has also been given a new roof, doors, and drainage to a water butt. There is also a concrete pad covering a well, which new owners could reinstate if desired and have access to water for the gardens – the grass really could be greener here! A gate at the far end of the garden allows access to the side of the cottages for bins and garden waste and also serves as a means of escape in case of fire – another thoughtful feature of this clever renovation.

On The Doorstep

The traditional and welcoming village of Dickleburgh is steeped in history and offers everything needed for day to day living. The well stocked shop/convenience store is complimented by a post office, public house, fine church, fish n chip shop and Ofsted outstanding rated schooling. In spite of its peaceful setting, this beautiful cottage is far from remote. Although located on the edge of the village, it is only a 10-15-minute walk into the village. The highlight of living here is surely the fact that you are opposite Dickleburgh Moor. The Moor is a former glacial lake that is owned by The Otter Trust and managed to conserve wetland birds, insects, and plants. Birds and wildlife are in abundance, and you will see every day, the likes of red kites, buzzards, and deer from your windows. What a fantastic place to live!

















INFORMATION



How Far Is It To....

The bustling market town of Diss is just 5 miles away and offers wider amenities including independent shops, supermarkets, eateries, and pubs along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich. There is also an excellent doctor's surgery and pharmacy in nearby Pulham Market.

Directions

From Diss head north on the A140 to Dickleburgh. Follow the road out of the village on the Norwich Road and take the right hand turn onto Semere Green 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 [///enable.trim.valued](https://enable.trim.valued)

Services, District Council and Tenure

Electric Central Heating

Mains Electricity and Water

Drainage - Septic Tank

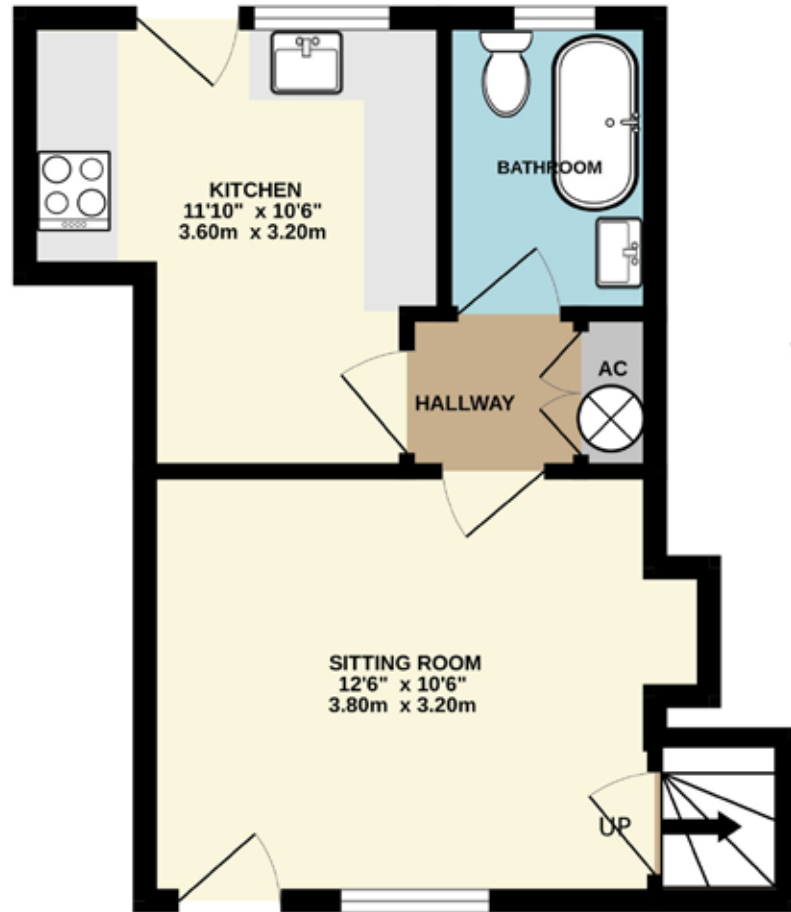
South Norfolk District Council; Council Tax Band A

Broadband Connection please check <https://www.openreach.com/fibre-checker>

Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

Tenure: Freehold

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.

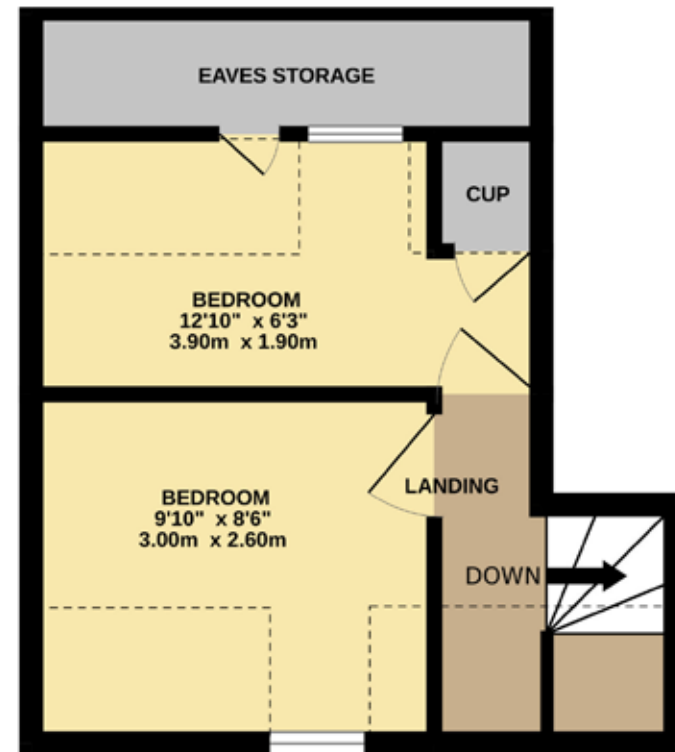


TOTAL FLOOR AREA (approx.)

Accommodation: 544 sq.ft (50.5 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



1ST FLOOR
240 sq.ft. (22.3 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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THE FINE & COUNTRY
FOUNDATION

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