



Grove Road, Brockdish, Diss, Norfolk, IP21 4JP

MARK · EWIN
BURY ST EDMUNDS

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This impressive and highly attractive Grade II listed Georgian residence is set within the quiet and picturesque village of Brockdish, just a short distance from the River Waveney, and offers beautifully proportioned, flexible accommodation suited to a variety of lifestyles.

Occupying approximately 1.2 acres, the property combines substantial living space with exceptional outdoor amenities, including a swimming pool, tennis court, extensive gardens and a detached coach house. Rich in character, the home retains many original features, including an elegant red brick façade, sash windows and a black glazed pantile roof.

The accommodation begins with a spacious and welcoming entrance hall, centred around an attractive staircase rising to the first floor. To the left is the elegant sitting room, complete with a feature fireplace, while to the right is a cosy family room with built-in storage and a wood-burning stove. Beyond the family room, an inner hallway leads through to the dining room, which can also be accessed directly from the entrance hall. This charming room enjoys a peaceful outlook over the garden and features a further wood burner and useful storage cupboard. From the hallway, there is access to a library or study area with built-in shelving, together with the cellar, gym and cloakroom/WC.

The kitchen lies beyond the dining room and has been beautifully fitted with handcrafted oak units and drawers, complemented by attractive brick flooring. Character beams with integrated lighting, an Aga, an additional built-in oven, and a fascinating original well with glazed cover and feature lighting all add to the room's appeal. From the kitchen, doors lead to a boot room, boiler cupboard, WC and a practical utility room with further fitted storage. The property also benefits from a delightful conservatory with brick flooring, side access and an established grape vine, creating a wonderful additional reception space.

On the first floor, two generous bedrooms are positioned to the front of the property. The principal bedroom features an attractive fireplace, built-in wardrobes with integrated drawers, and direct access to the family bathroom. The second front bedroom enjoys the benefit of an en suite shower room and is dual aspect. To the rear are three further bedrooms, two of which include built-in desks and shelving, with one also offering its own en suite shower room. The family bathroom is well appointed with both a bath and separate walk-in shower.



Directions

From Diss, proceed in a westerly direction on the A143, signposted towards Harleston. Turn right at the signpost for Brockdish and onto The Street. Continue along this road and turn left onto Grove Road where the property can be found on the right-hand side.

What3words: [///tadpoles.goodbye.crusher](https://www.what3words.com/#!/tadpoles.goodbye.crusher)

Location

Brockdish is a charming and picturesque Norfolk village, perfectly positioned on the banks of the River Waveney and surrounded by beautiful open countryside. Offering a peaceful rural lifestyle, a well-regarded public house, a village church, and lovely riverside walks. Brockdish is conveniently located just a short drive from the bustling market town of Harleston, which provides a range of independent shops, supermarkets, cafés, schools, and essential amenities. The historic town of Diss is also within easy reach, offering a mainline rail service to London Liverpool Street.

Externally, the property continues to impress. A driveway extends to the rear, providing ample off-road parking, together with a double garage and EV charging point. Steps rise to a roof terrace above the garages, forming a paved patio area with planted borders and views back towards the house. A pathway flanked by lawn leads onward to a further paved terrace and the heated swimming pool with stepped access.

Overlooking the pool is the detached coach house, offering superb versatility. On the ground floor is a bar or kitchen area with fitted shelving, cupboards and sink, together with bi-fold doors opening directly onto the patio and poolside terrace. There is also a WC, shower room and changing area. Upstairs are two reception rooms, ideal for a variety of uses, along with an additional storage room and loft space. To the side of the coach house are doors leading to the original stables/workshop, which retain much of their historic character, along with a further storage room housing pool equipment and pumps.

The beautifully maintained gardens are a particular feature of the property, with planted beds filled with a wide variety of flowers and shrubs rising gently towards a larger upper garden area. Here, the tennis court is accompanied by a summerhouse and decking area. There is also a garden shed, greenhouse with raised beds, and expansive lawns interspersed with mature trees and shrubs, creating a wonderful private setting.

Please note: This property is situated in a conservation area, is Grade II listed and the Cedar Tree is listed with a Tree Preservation Order.

Additional Information

Tenure: Freehold

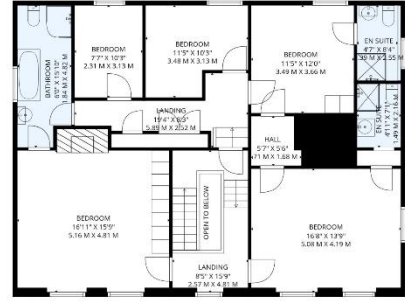
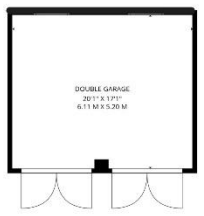
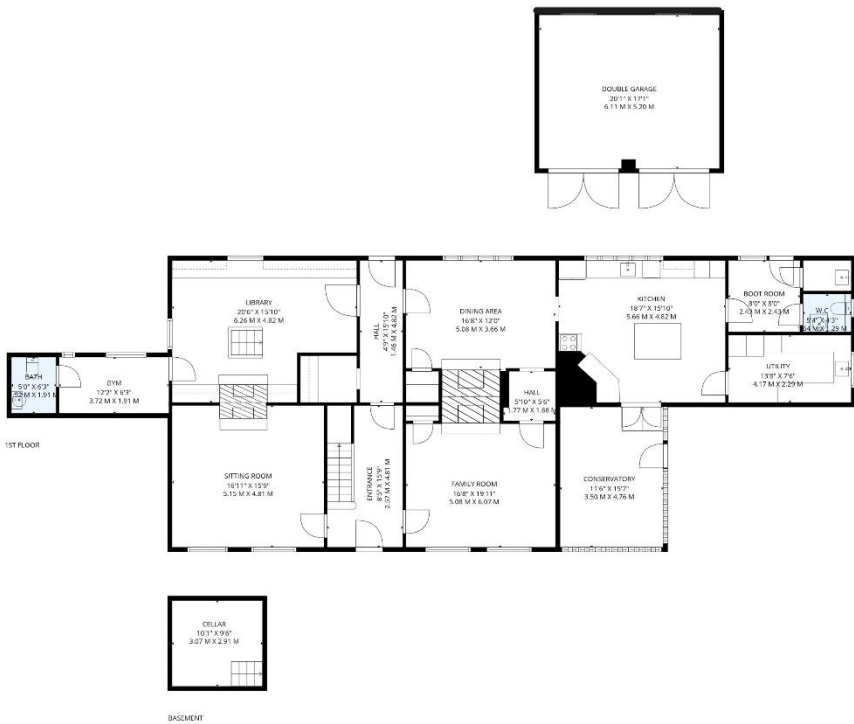
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom) Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)

Agents note: As per the Estate Agents Act 1979 we hereby disclose that the sellers have a long standing personal and professional interest with the directors of Mark Ewin Estate Agents including previous business involvement.

Asking Price: £1,100,000
Freehold





All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.

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TOTAL: 798 sq. ft, 74 m2
 1st floor: 385 sq. ft, 36 m2, 2nd floor: 413 sq. ft, 38 m2
 EXCLUDED AREAS: GARAGE: 173 sq. ft, 16 m2, WORKSHOP: 290 sq. ft, 27 m2, STORAGE: 205 sq. ft, 19 m2,
 LOW CEILING: 171 sq. ft, 16 m2, ATTIC: 27 sq. ft, 2 m2, WALLS: 167 sq. ft, 16 m2

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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