



Breckland House
Church Road | Garboldisham, Diss | Norfolk | IP22 2SE

 FINE & COUNTRY

A LEGACY OF LIVING



Steeped in history and beautifully positioned within the heart of the village, Breckland House is an exceptional Grade II Listed, 5-bedroom residence dating back to the 16th century. This distinguished timber-framed home offers approximately 4,000 sq.ft. of character-filled accommodation, seamlessly blending centuries of heritage with carefully considered modern enhancements in a central village location.



KEY FEATURES

- Magnificent Grade II Listed Home
- Prominent Village Location
- Many Fine Period Features
- Charming Grounds Extending to Around 0.8 Of an Acre (stms)
- Accommodation Over Three Floors
- Brand New Fitted Kitchen with Aga
- Fine Drawing Room and Formal Dining Room
- Six Further Reception Room
- Five Bedrooms
- No Onward Chain

From the moment you enter, the home's remarkable history and craftsmanship is immediately apparent. Original exposed wall and ceiling timbers, ornate chimneys, magnificent brick inglenook fireplaces and an abundance of period detailing create an atmosphere of warmth and grandeur throughout. The home has been lovingly maintained and modernised and is now vacant ready for its next custodians.

Step Inside

The welcoming entrance hall, providing access to the cellar and impressive split-level staircase, leads into elegant formal reception rooms including a generous sitting room, wonderfully cool in summer being on the north side of the home. The sitting room links effortlessly to the office and a private study, complete with a concealed secondary staircase, one of many fascinating features that make this home truly unique. The sitting room also leads to a gorgeous south facing garden room, which is still warm even in winter and enjoys delightful views across the grounds, a wonderful spot to enjoy a glass of wine in Summer or a hot chocolate in Winter. With practical tiled floor and stable door, it's a fabulous anteroom too for dogs and children after a day in the garden! A door from here leads to the kitchen, the heart of the home. Recently refitted and thoughtfully redesigned with bespoke cabinetry, granite work surfaces, contemporary lighting and the warmth of a traditional AGA, the perfect balance of modern practicality and timeless character is truly felt. The dual aspect formal dining room is so bright with three large windows, is beautifully beamed and features an old bread oven next to the fireplace, in which a light has been added to emphasise the delightful heritage feature. The smaller sitting room is the go-to cosy spot in the cooler months with the open log burner roaring. A series of further reception spaces provide outstanding flexibility, incorporating a charming breakfast room, a day room, lobby with cloakroom and an impressive games room providing options to repurpose this wing into an independent annexe if desired and subject to consents.





KEY FEATURES

Explore Upstairs

The first floor provides an impressive selection of beautifully proportioned bedrooms, perfectly suited to family living or for welcoming guests. The principal bedrooms benefit an enormous ensuite with shower and bath plus an abundance of storage and walk in airing cupboard. Bedroom two also has an ensuite and offers the perfect place to read on the pretty window seat, while additional bedrooms are served by family bathrooms. A naturally lit second-floor landing leads to a charming attic bedroom alongside an expansive attic space, offering excellent storage or exciting potential for repurposing for extra accommodation, perhaps a business suite or teens gaming lounge, subject to any necessary consents. Throughout the upper floors, exposed beams, original architectural details and far-reaching views continue the home's enduring sense of character and charm.

Flexible Living, Designed Around You

One of this home's greatest strengths is its exceptional versatility. Beautifully arranged, the accommodation adapts effortlessly to changing lifestyles, offering three separate reception rooms alongside a generous study, creating space for everyone to enjoy their own pursuits without ever feeling disconnected. The thoughtful layout allows the house to work brilliantly for modern family life. Distinct wings can be used to create privacy between hosts and guests, provide independent space for older children or teenagers, or offer comfortable multi-generational living, allowing family members to enjoy both togetherness and their own sense of independence. The games room offers exciting flexibility and could easily become a dedicated cinema room, an inspiring music studio, a home gym or a creative hobby space, depending on your lifestyle. Beyond the existing accommodation, a substantial attic and useful cellar present excellent opportunities for further conversion or extension, subject to the necessary consents, allowing the home to evolve with your needs for many years to come.

























KEY FEATURES

Step Outside

Approached via a long gravel driveway bordered by an attractive flint wall, Breckland House enjoys a commanding presence within grounds extending to approximately 0.80 acres. Beautifully maintained lawns wrap around the property, and the owners have enjoyed evenings on the front lawn in summer, with views of the church which catches the sunset light. The owners have taken great pride in the planting of well laid borders and have cultivated spectacular roses. A stunning landscaped pond complete with ornamental rockery, charming bridge and tranquil water feature is a peaceful spot to enjoy a cuppa. An open timber gazebo sits beside the picturesque remains of an historic flint ruin, creating an idyllic setting for outdoor entertaining or just relaxation. To the rear, generous lawns are complemented by paved terraces, providing superb spaces for alfresco dining and family gatherings. A second driveway offers extensive parking alongside a double garage with electric up-and-over door, while a former garage adjoining the games room provides additional storage. The productive vegetable garden has yielded potatoes, shallots, garlic, runner beans as well as tomatoes and fruit including Comice pears, apples, cherries, strawberries, quinces, figs from three trees....the list goes on! Complete with greenhouses, potting shed, workshop and a substantial timber store, the gardens will delight keen gardeners, offering a wonderful opportunity for sustainable living within this remarkable country home.

On the Doorstep

Breckland House enjoys a wonderful position in the heart of the village, with the church and primary school just moments away. Garboldisham offers a friendly community atmosphere, with a well-stocked village shop and Post Office for everyday essentials, along with the popular Fox Inn, a welcoming village pub at the centre of local life.













INFORMATION



How Far Is It To.....

From Garboldisham the A1066 is easily accessible, providing convenient links to the nearby market towns of Diss, Thetford and Bury St Edmunds. Bury St Edmunds is renowned for its beautiful Abbey Gardens, cathedral, independent boutiques, cafés and restaurants. Diss offers the picturesque Mere, retail, cafés and everyday amenities, alongside larger supermarkets including Tesco and Morrisons. The historic city of Norwich and the stunning Norfolk Broads are both within easy reach whilst Diss, Thetford, Bury St Edmunds and Norwich all offer mainline rail services, with direct connections to London, (journey time from Diss to London Liverpool Street Station is approx 90 minutes) making the area ideal for both commuting and weekend escapes, with Norwich International Airport around 50 minutes' drive.

Directions

Proceed from the market town of Diss in a westerly direction along the A1066. Pass through the villages of Royden, Bressingham and South Lopham. On entering the village of Garboldisham take a right hand turn at the crossroads by The Fox Community pub and an immediate left hand turn into Church Road. The property will be found on the left-hand side set 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... What 3 Words Location [///daylight.sunflower.bibs](http://daylight.sunflower.bibs)

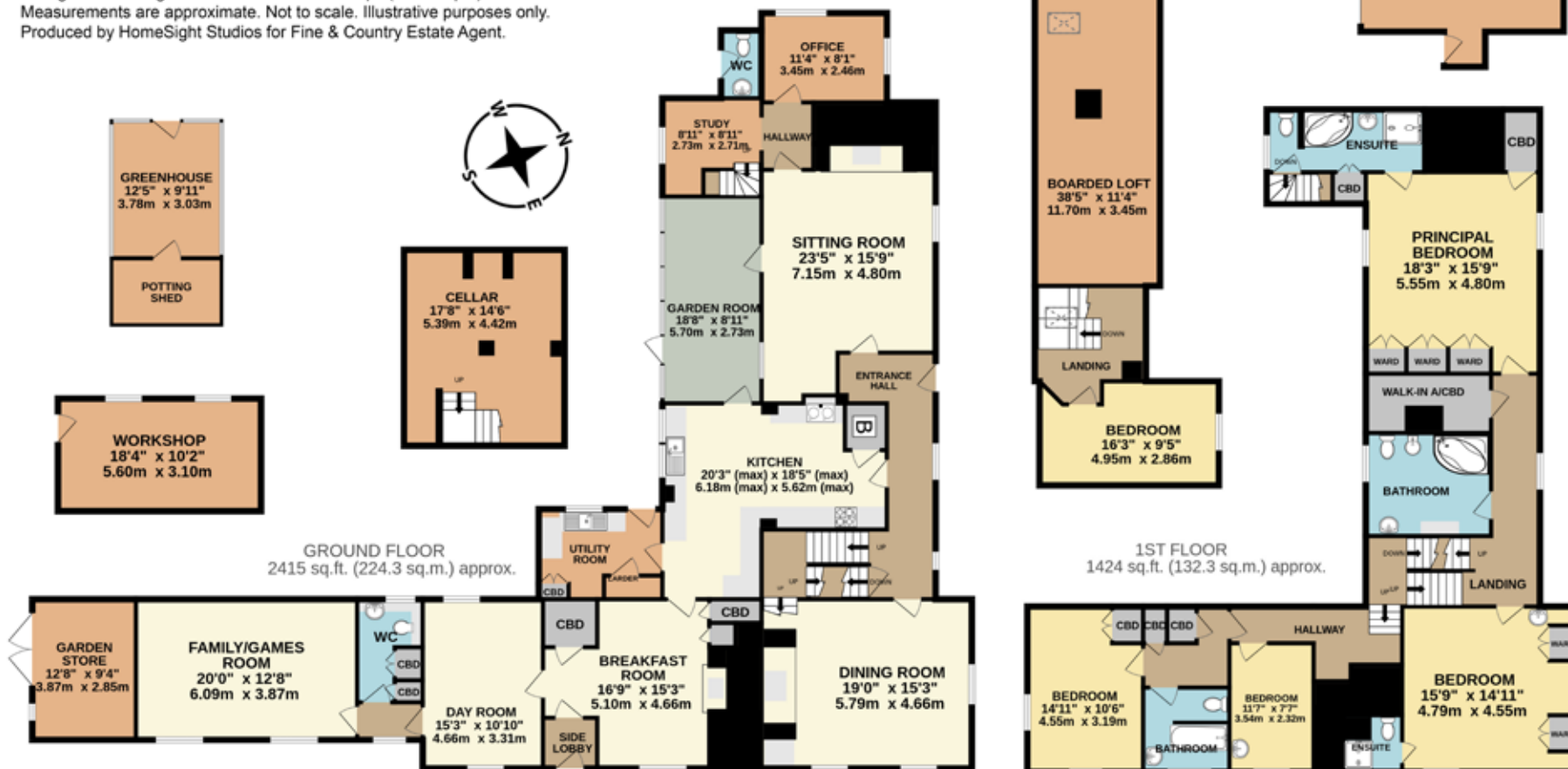
Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity, Water & Drainage
Broadband Available – please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Breckland District Council – Band F- Freehold

TOTAL FLOOR AREA 5534 sq.ft. (514.1 sq.m.)(approx.)

Accommodation incl. Cellar: 4095 sq.ft (380.4 sq.m.) -
Garage/Outbuildings incl. boarded loft: 1439 sq.ft (133.7 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced by HomeSight Studios for Fine & Country Estate Agent.

2ND FLOOR 648 sq.ft. (60.2 sq.m.) approx.



GROUND FLOOR 2415 sq.ft. (224.3 sq.m.) approx.

1ST FLOOR 1424 sq.ft. (132.3 sq.m.) approx.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

