

The Priory, Palgrave, Diss

Guide Price £900,000



Full Description

Our Considered View of This Home

There are homes that impress through scale, and there are homes that leave a deeper impression because they feel rooted in history, family life and place. The Priory does both. Behind its Tudor Revival façade sits a house of remarkable flexibility and quiet presence, evolved carefully over centuries yet still offering enormous scope for the next custodians. The atmosphere is what stands out. The sweeping driveway creates a real sense of arrival, yet inside the house feels warm rather than formal. Generous proportions, beautiful period detailing and large windows reconnect the interiors with the grounds throughout. The drawing room with its striking bay feels particularly special, while the garden room offers a softer everyday space.

Multi generational living feels naturally achievable here, with several areas capable of functioning independently. The attic rooms, former servants cottage arrangement and substantial outbuildings all hint at further possibilities, subject to the necessary consents. The architecture and grounds are exceptional. The kitchens, bathrooms and interior finishes belong to an earlier era and will reward thoughtful investment.

The Priory will not suit every buyer, nor should it. This is a home for someone who sees beyond decoration and understands the long term value of history, land, scale and provenance. More than anything, it offers the chance to become part of the continuing story of a genuinely distinguished house.

Entrance Hall

A panelled hall opens beyond the arched oak front door, with the dog-leg staircase rising to the galleried landing above. Generously proportioned and full of light, it greets guests with quiet confidence and sets the register for the rest of the house.

Drawing Room

The principal reception room and the architectural set piece of the south front. A four-arch bay draws light across the lawn from morning until evening. A coffered ceiling carries gilded bosses overhead, and the carved fire surround anchors the room through the winter months. Proportioned for formal entertaining and intimate evenings in equal measure.

Dining Room

Sized for long lunches and considered dinners, with an exposed and painted ceiling beam running overhead. Dado rail and cornicing detail the walls in the Tudor Revival style.

Library and Snooker Room

A second reception room currently used as a library and snooker room, and the proportions accept both without compromise. Two Gothic-arched alcoves frame the brick fireplace, and the room takes a full-size billiards table without crowding the seating. A genuinely flexible reception room of confident scale.

Features

- Grade II Listed
- Conservation Area
- Internal Upgrade Required Throughout

Contact Us

The Ivybridge Collection

The White House, Salhouse Road

Little Plumstead

Norfolk

NR13 5ES

T: 01603 249996

E: robert@theivybridgecollection.com

Breakfast Room

The everyday heart of the house. Exposed ceiling beams, full-height timber panelling and an open aspect through to the kitchen mark this as the working room of the home, where the day begins and the household gathers.

Kitchen

Generous in footprint and well-lit by the rear window over the sink. The room is dated, and priced accordingly. The opportunity is to draw a kitchen of real ambition from a space that already holds the scale to support one, subject to listed building consent.

Garden Room

A bright, dual-aspect room opening directly onto the walled terrace through a glazed door framed by arched windows. The current owners' favourite room of the house. In recent years it has formed a self-contained suite, with its own kitchen and bathroom alongside, an arrangement the layout supports with quiet ease.

Secondary Kitchen

Adjoining the garden room and forming the practical anchor of the annexe arrangement. Originally part of the servants' wing, retained as a working second kitchen for households requiring independent provision.

Study/Office

Double aspect with a large fireplace overlooking the rear courtyard and rear gardens.

Galleried Landing

The architectural set piece of the upper floors. Half-height panelling, original cornicing and a heraldic window carrying the coats of arms of nine former owners. Generous enough to live as a sitting space in its own right, and illuminated at sunset by the same window.

Principal Bedroom with Ensuite

The bay window of the south front reads from within as a curved internal arch framing the lawn. The pitched ceiling follows the line of the original gable, and the ensuite is fitted into the geometry of the roof with quiet intelligence.

Bedroom Two

A double of confident scale, dual aspect, with a substantial blackened ceiling beam running the length of the room. A small armorial painted glass panel set into one window continues the heraldic thread that runs through the house.

Bedroom Three

A characterful double with an exposed ceiling beam and fitted wardrobes built into the chimney breast recess. A quiet rear aspect over the garden.

Bedroom Four

Currently arranged as a dressing room and readily restored to its original use. Pitched ceiling, side window and skylight bring light from two directions, lending the room a stillness that suits either purpose.

Bedroom Five

A twin bedroom with a rear-facing window over the garden. Honest proportions and a quiet aspect.

Studio Bedroom over the Original Servants' Cottage

Reached by its own staircase, this room sits above the 1836 wing and is flooded with light from two sides. Substantial as a bedroom, and well-suited to use as an artist's studio or as the anchor of an independent first-floor flat for adult children, subject to listed building consent.

First Floor Family Bathroom and Separate WC

Arched-top windows and a pitched ceiling lend the family bathroom genuine character beneath the dated finish. A straightforward renovation in waiting.

Second Floor

The Attic Floor

A separate staircase rises from the first-floor hallway to four interconnecting attic rooms set beneath the original 17th-century roof structure, with exposed timber framing throughout. Two of the rooms connect naturally and lend themselves to a teenage suite, gaming room or guest accommodation. The smallest reads as a study or hobby room. The whole floor will convert to a self-contained apartment for adult children or extended family, subject to listed building consent.

Outside

The Grounds

Approximately two acres of mature, walled grounds set within the heart of the village. The front drive sweeps in from the road, the formal lawn opens to the south, and a structured rear garden built on box parterre, mature hedging and pleached lime trees runs along the plot. Deer pass through at first light, and the birdlife is the ambient soundtrack of the house.

The Walled Terrace

A south-facing brick-paved terrace sheltered by a nine-foot red brick wall, layered with mature wisteria, climbing rose and clematis. The most private outdoor room the house possesses, and rarely without sun in season.

The Pergola Walk

A pleached lime walk leads the eye the length of the formal lawn, drawing toward a wisteria-clad pergola at the far boundary. Gardens of this structure are the work of decades. This one already has them.

The Outbuildings

The original stable yard sits to the rear of the property, comprising four garages, an original tack room, a wine cellar with full racking, and a complete range of stores and garden buildings. Approximately 1,538 sq ft of ancillary space in total, with scope for conversion to additional accommodation, home office or studios, subject to listed building consent. As they stand, they hold the cars, the wine and the working infrastructure of a country house of this scale with room to spare.

































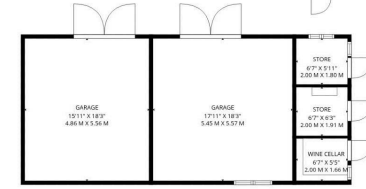
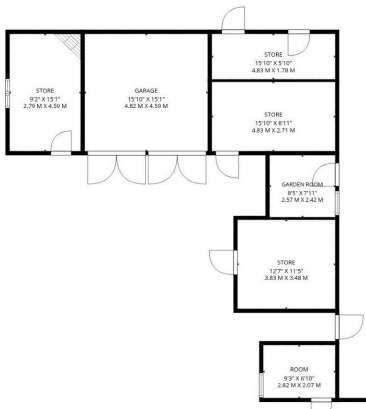




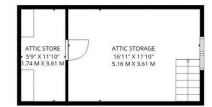




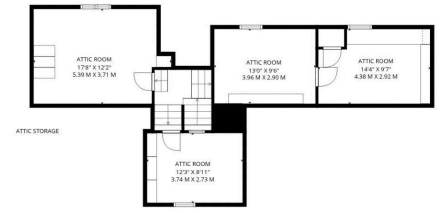




GROUND FLOOR



CHAPEL



ATTIC STORAGE



FIRST FLOOR

LANDING

GROSS INTERNAL AREA (incl CELLAR & ATTIC): 6207 sq ft, 577 m²
 LOW CEILINGS: 310 sq ft, 29 m²
 CHAPEL: 326 sq ft, 30 m²
 GARAGE: 856 sq ft, 79 m²

OVERALL TOTALS: 7699 sq ft, 715 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

