



Old Swan House
Stuston | Diss | Norfolk | IP21 4AB

CHARACTER & CONVENIENCE



Welcome to a beautifully restored Grade II listed, 3-bedroom thatched cottage, set in a charming village location. This exquisite property boasts picturesque gardens and offers exceptional accessibility, with convenient railway links under 5 minutes away. Inside, the marriage of character and modernity make reception spaces and bedrooms versatile, complimented by an annex, and all designed to provide a luxurious yet inviting living experience.



KEY FEATURES

- Delightful Grade II Listed Thatched Cottage
- Wonderful Village Location with Easy Access to Railway Station
- Charming Gardens
- Three Generous Bedrooms
- Cosy Sitting Room
- Formal Dining Room and Study
- Fitted Kitchen and Conservatory
- Ground Floor Bathroom and First Floor En Suite Cloakroom
- Useful Annexe, With Shower, Kitchen, and Bed Sitting Room
- Open Bay Store plus Workshop
- Off Road Parking

The current owners were drawn to this former pub by the character and the convenient location. With its charming Suffolk pink exterior and picturesque thatched roof, it offers a warm welcome that captivates at first glance. Inside, the home is rich with character and meticulously maintained, ensuring every corner has been carefully considered, always nodding to the building's past but creating modern updates to keep the property feeling fresh and current. The property has a history of entertaining which flows through this home today, with a feeling of "everyone welcome."

Step Inside

Walking up the garden path towards the picture-perfect porch, this Suffolk Pink home radiates charm and chocolate box appeal. Upon entering, you're greeted by the dining room to your right, bathed in natural light from its dual aspect south and east windows. This delightful space is ideal for both breakfast and evening meals, featuring wooden floors and decor that evokes a refined French atmosphere, elegant yet welcoming. A cosy fireplace, with chimney currently closed and ample space for a sofa make it a versatile area, perfect for use as an extra sitting room. The main sitting room, once two separate areas when the building functioned as a pub, invites you in with its beautiful, beamed ceilings and original wooden doors adorned with black latches, honouring the home's past. A beautiful Inglenook fireplace adds cosiness and the chimney, whilst not currently in use, could easily be opened up if a wood burner were preferred. Two large south facing windows make this an ever-bright space and in the past the owners have had the dining table in here and used the dining room as an extra sitting room cum snug, perfect for children as a playroom or TV den. The kitchen, painted in a soothing shade of blue, serves as the heart of relaxed living, featuring a spacious breakfast island that's perfect for casual conversations over coffee or effortless suppers.





KEY FEATURES

Adjacent to the kitchen, a large conservatory envelops three sides of the home, offering a sun-filled retreat where family and friends can unwind while enjoying views of the picturesque cottage courtyard garden, complete with blooming wisteria and convenient access to outdoor dining spaces. The current owners had a table in here in the past and enjoyed meals here when it was a little chilly for alfresco eating. Additional highlights include a generous ground-floor bathroom, styled with serenity in mind and featuring both a shower and a gorgeous freestanding bath, along with a practical utility room, tucked in cleverly with a roof window for airing and light. Off the dining room, through a secret bookcase doorway, a wonderfully unique and quirky feature, sits a spacious study with room for a sofa bed as well as office furniture, offering versatility to transform it into a comfortable ground-floor bedroom for multi-generational living or to accommodate last-minute guests. The home is decorated throughout with a soothing earthy colour palette, perfect for its country heritage and peaceful location and is a magical space at Christmas with room for all the family, spilling over into the reception rooms after lunch and sleeping over.

Everyone Welcome

Imagine the possibilities! A stylish studio annex, with its own front door, provides additional living space perfect for multi-generational living, and could be used as a home office, guest suite, fabulous space for adult children, or even an Airbnb subject to planning, and offers valuable versatility to this enchanting dwelling. It has been named affectionately by the current owners as Swallows Rest due to the returning swallows that are now part of the family and co-exist beautifully with family and friends staying over. The annex has its own rear seating area offering privacy for guests and also has potential for extending further, subject to consents.

Explore Upstairs

Stairs ascend to the tranquil sleeping quarters, boasting three spacious bedrooms. The thoughtful design maximizes space and light, ensuring comfort for both family and guests. The dual aspect, bright principal bedroom with ensuite loo, sits on its own to one side of the stairs, full of history with wonky weathered beams and is a favoured space of the current owner when wanting to read in peace with good light. The other two rooms are connected and share an ensuite shower room, making great rooms for children or a guest room with nursery. Each room invites you to relax and unwind, making it an ideal retreat after a long day and the home has been run as a Bed & Breakfast in the distant past – offering possibilities for ancillary income if desired, subject to consents.

























The Annexe









INFORMATION

Step Outside

Approached by charming traditional 5-bar white gates, this property offers ample parking for up to 6 vehicles. The fully enclosed lawns flanking the pathway to the front door beckon you to envision quintessentially English afternoons, perfect for enjoying delightful tea on the grass watching children and dogs roam free safely or engaging in your own “grow your own” experience: raised flower beds full of Dahlias tucked into the front garden and these could be used for veggies with plenty of space for a greenhouse too. The current owners hosted their pre-wedding drinks here with a small marquee on the lawn and in fact whenever there is a family event there are cries of “can we do it at yours?” as the home offers such versatility and space for hosting. An enclosed rear courtyard presents a serene outdoor oasis that beautifully complements the cottage's aesthetic. This inviting space is ideal for hosting family barbecues, grown-up suppers, or simply lounging in the sun which fills the East-West courtyard all day. The current owners have thoughtfully created various independent entertaining spaces, allowing you to bask in the sunshine with a feast for your senses, appreciating the cottage garden plantings of Hollyhocks, Cornflowers and Wisteria, listening to bird song from tits, woodpeckers, a cuckoo, and barn owl with Red Kites swooping overhead too. Additionally, the cart lodge, store and an EV charging point enhance the practicality of this exquisite property, completing the idyllic countryside lifestyle.

On The Doorstep

Stuston is a pretty village and offers a village church, a local farm and garden shop with wonderful café next door, The Cow Shed along with Roots, a pre-school nursery. The active social committee runs events throughout the year, including quiz nights and village walks and use the common just next door to the property for village events, come together for barbecues and Tug of War. For commuters Diss railway station is a short walk of cycle or under 5 minutes by car.

How Far Is It To....

Palgrave village close by offers a primary school as does Mellis, feeding into Hartismere, a renowned high school. Commuting is easy with road access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds, and Norwich, and to the A12 and A11, plus a mainline railway station at Diss, just two miles away, with regular service to London Liverpool Street taking approximately 90 minutes. The local towns of Eye and Diss provide an excellent range of local amenities including schooling, doctors, and dentist surgeries as well as independent shops, eateries, and supermarkets.

Directions:

Proceed from the market town of Diss along Victoria Road taking a right hand turn past Diss Golf Club. At the roundabout take the second exit into the village of Stuston. Take a right-hand turn onto The Common and the property will be located a short distance along on the right-hand side.

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 [/// kilt.pinging.depending](#)

Services, District Council and Tenure

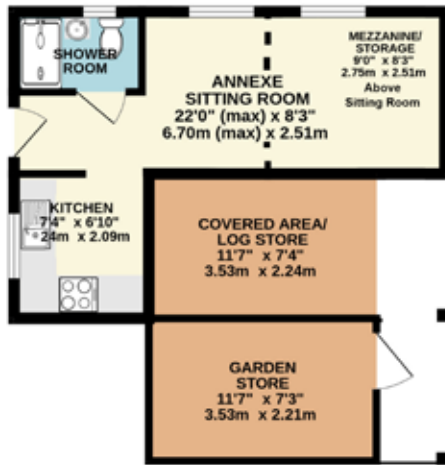
Oil Fired Central Heating, Propane Gas for cooking

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.

Mid Suffolk District Council – Band D– Freehold

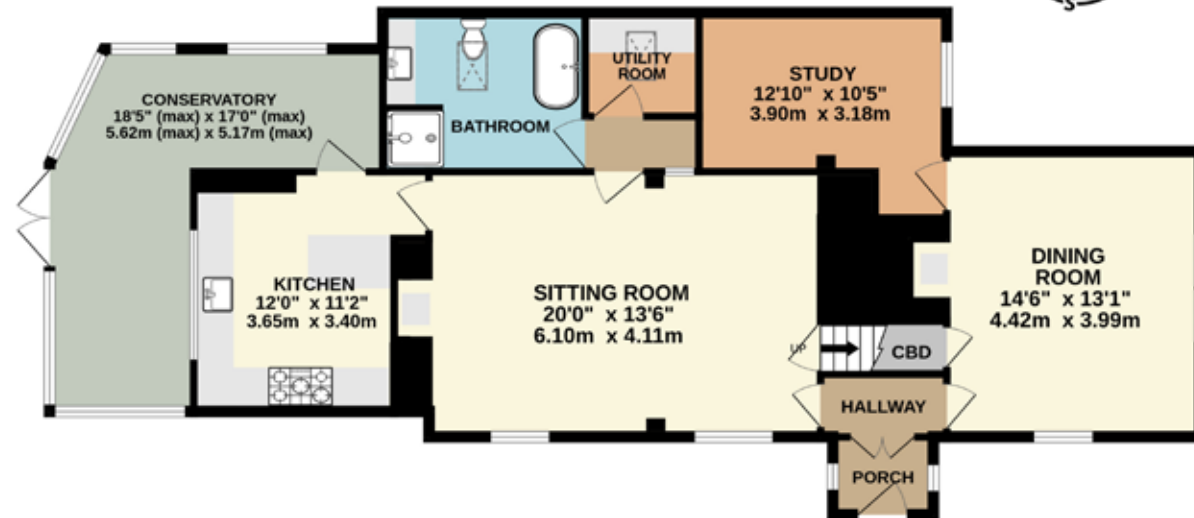
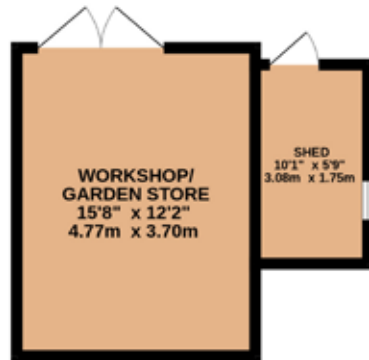


TOTAL FLOOR AREA (approx.)
Accommodation (inc. Annexe): 1823 sq.ft (169.3 sq.m) -
Outbuildings: 417 sq.ft (38.7 sq.m)
Measurements are approximate.
Not to scale. Illustrative purposes only.
Produced by HomeSight Studios
for Fine & Country Estate Agent.

1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



GROUND FLOOR
1076 sq.ft. (100.0 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.



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

