



Pansthorne Farm Redgrave Road - IP22 2HL



Pansthorne Farm

Redgrave Road, Diss

This CHARMING ONE BEDROOM SEMI DETACHED PERIOD COTTAGE offers a unique blend of CHARACTER and MODERN COMFORT, boasting an array of desirable features throughout. The accommodation is presented in EXCELLENT ORDER having been renovated in recent years by the current vendor. Discover the beautifully RE-FITTED COUNTRY STYLE KITCHEN, complete with a VAULTED CEILING and ample workspace, perfect for both every-day living and entertaining guests. The impressive 19' SITTING ROOM is filled with natural light and features a WOODBURNER, creating a cosy focal point for relaxing evenings. A USEFUL W/C UTILITY SPACE provides extra convenience and storage. Upstairs, the property offers a LARGE DOUBLE BEDROOM with a PRIVATE EN-SUITE BATHROOM. The cottage presents excellent EXTENSION POTENTIAL (subject to planning), allowing you to further tailor the home to your needs. Throughout, period details are complemented by tasteful updates, ensuring a perfect balance of tradition and contemporary style. Externally, you will find generous rear gardens laid to lawn as well as an enclosed front courtyard.



There is also ALLOCATED PARKING FOR TWO VEHICLES directly outside within the shared parking area. This delightful home is as practical as it is attractive and is set within a semi-rural village location within easy reach of DISS.

Council Tax band: TBD

Tenure: Freehold

- Attached Period Cottage
- Extension Potential (STP)
- Re-Fitted Country Style Kitchen With Vaulted Ceiling
- 19' Sitting Room With Woodburner
- Useful W/C Utility Space
- Large Double Bedroom & En-Suite Bathroom
- Generous & Private Rear Gardens With Additional Courtyard
- Allocated Parking For Two Vehicles

South Lopham is a hugely popular, but quiet location, with a nearby public house called 'The White Horse' which provides food and live music. With all further amenities only a short commute away to North Lopham, with its own well-regarded Primary School and Public House. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles distant.



SETTING THE SCENE

Approached via the shared driveway on Redgrave Road, this in turn leads to the shared parking area where you will find two allocated parking spaces for the cottage itself. There is a gate from the parking area leading into the garden with a door into the kitchen. The front courtyard can also be accessed via the parking area which provides further potential for another parking space off road if required.

THE GRAND TOUR

Entering the cottage via the main door to the rear from the garden, you enter the kitchen/breakfast room which has been completely renovated and now offers an attractive country style fitted kitchen with central breakfast bar/island. There is a double range style oven and hob as well as integrated fridge/freezer and dishwasher as well as wine fridge. There is a wonderful vaulted ceiling with exposed timbers as well as a door to the front courtyard. A door from the kitchen leads into the w/c / utility room with a hand wash basin, w/c and space for white goods. Off the kitchen in the other direction is the main sitting room with plenty of space for soft furnishings as well as stairs to the first floor landing and a feature brick built fireplace housing a woodburner. Heading up to the landing area there is a door to the bathroom as well as the main bedroom. The bedroom is a good size with a range of built in wardrobes. The bathroom is well fitted with a bath and rainfall shower over, 'his and hers' hand wash basin and w/c as well as a original feature fireplace.

FIND US

Postcode : IP22 2HL

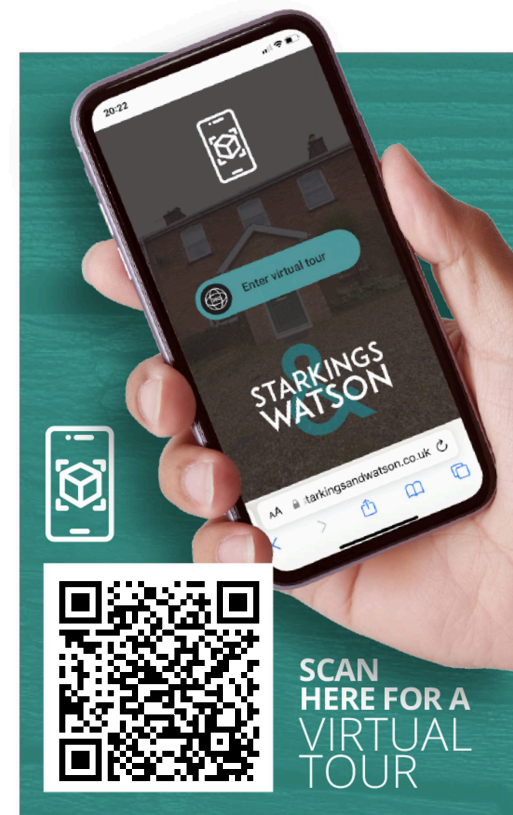
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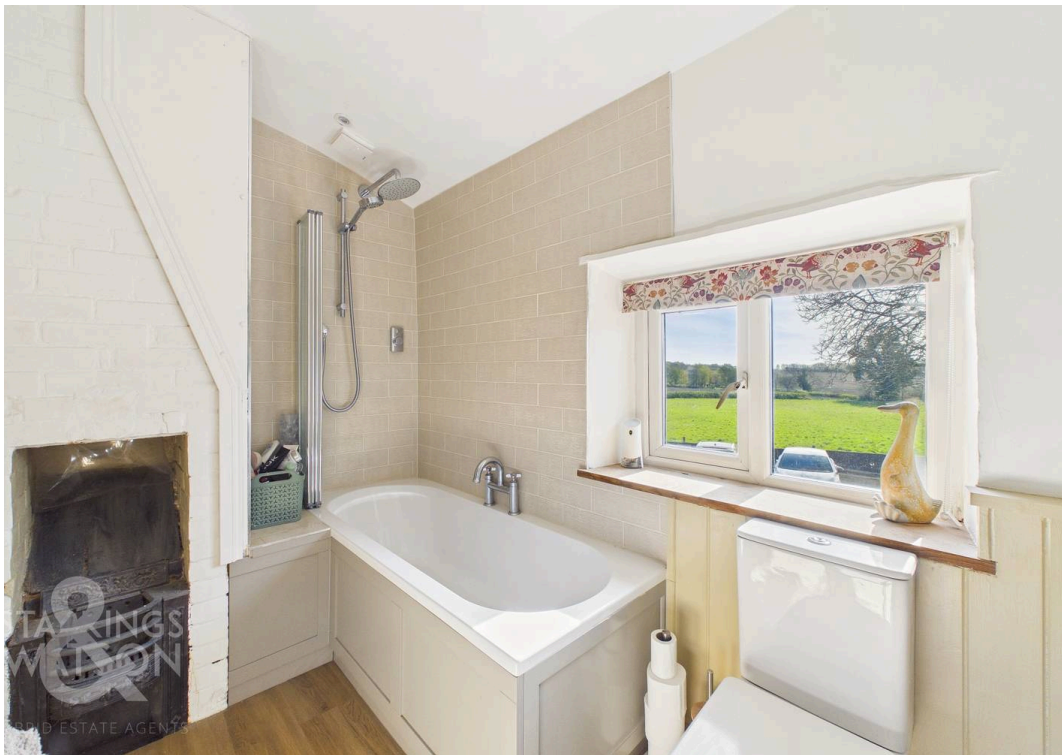
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The driveway is owned by the neighbour as is shared as is the parking area. Shared private drainage serves both adjoining cottages with the tank located in the neighbouring garden.







THE GREAT OUTDOORS

The well kept rear garden is mostly laid to lawn providing more space than you might expect. There is extensive planting with mature trees and shrubs as well as a paved patio area and a timber storage shed. A gate to the side leads to the courtyard with possible space for parking if required with a secure gate to the private section of courtyard with hard standing areas ideal for a table and chairs and further storage space.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

624 ft²
57.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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