



Church Road, Shelfanger - IP22 2DG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Church Road

Shelfanger, Diss

This FOUR BEDROOM DETACHED HOUSE presents a rare opportunity to acquire a GRADE II LISTED period home that seamlessly blends historic character with substantial living space. Located within the popular village of Shelfanger close to DISS and dating back to the early 19th century, the property provides over 1650 square feet of versatile accommodation (STMS), offering a wealth of original features and elegant proportions throughout. The ground floor comprises THREE IMPRESSIVE RECEPTION ROOMS, creating inviting spaces for both formal entertaining and relaxed family living. The well-appointed kitchen is complemented by a pantry. On the ground floor there is also a useful lobby area and utility or study space as well as a shower room/WC. On the first floor, FOUR AMPLE BEDROOMS provide comfortable accommodation for family and guests, served by a family bathroom. You will also find a room on the first floor currently used as an ideal STUDY SPACE. The property's expansive layout ensures a harmonious balance between period charm and modern convenience, making it an exceptional choice for buyers seeking a unique and spacious home, still with plenty of scope to make their own mark. Externally the house is set within a generous and private plot of approximately 0.25 ACRES (STMS), the property enjoys superb outside space that is perfect for both recreation and relaxation.



The SHINGLED DRIVEWAY offers AMPLE PARKING for several vehicles and leads to a DETACHED GARAGE, providing secure storage or workshop potential. Mature trees and established planting create a tranquil setting, while expanses of lawn offer plenty of space for children to play or for hosting outdoor gatherings.

Council Tax band: C

Tenure: Freehold

The property is located within the sought after and semi-rural village of Shelfanger just a few miles north of the market town of Diss. The village of Shelfanger is a small village with a good sense of community and the town of Diss offers a wide range of local shops and amenities, mainline railway station which has regular services connecting to London, Liverpool Street and Norwich. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

- Detached Period Home
- Grade II Listed Early 19th Century
- Extensive Accommodation Over 1650 SQFT Internally (stms)
- Three Impressive Reception Rooms
- Kitchen, Utility & Study Area
- Four Ample Bedrooms & Two Bathrooms
- Generous & Private Plot Of Around 0.25 Acres (stms)
- Shingled Driveway With Plenty Of Parking & Detached Garage



SETTING THE SCENE

Approached via Church Road in Shelfanger there is a low level brick wall and small but well stocked front garden. The shingled driveway leads down the side of the house to the rear providing plenty of off road parking for multiple vehicles. The driveway leads to the detached oversized single garage. The main entrance door can be found to the front of the house.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a small entrance lobby with stairs ahead to the first floor landing. To the left is one of the three reception rooms with an open fireplace. A door leads through to the kitchen at the rear of the house. Heading to the right of the entrance lobby you will find the dining room with pamment flooring, fireplace housing a woodburner and a door to the kitchen, an extensive room with original brick floor and door leading out to the rear garden as well as a traditional stove and excellent pantry. The kitchen has been fitted with a range of wall and base level units with rolled edge worktops over as well as an inset electric oven and hob as well as space for various white goods. A door leads to the third reception room used as a sitting room with a fireplace. A door from there leads through to the traditional wash room at the end of the house with power and plumbing, which can easily be used as a work space or as a utility space. A further door from the living room leads through to the rear lobby housing the oil fired boiler, a door to the garden and the ground floor shower room with w/c, hand wash basin and a shower.

A staircase leads up to the first floor, separate to the main first floor landing, to a study room ideal for home working with a large double bedroom overlooking the front. Returning to the main staircase and heading up to the first floor are three further bedrooms and a family bathroom. To the front there are two large doubles with traditional proportions and wooden flooring. To the rear is a single bedroom with restricted head height as well as the family bathroom. The bathroom offers a bath, w/c and hand wash basin.

FIND US

Postcode : IP22 2DG

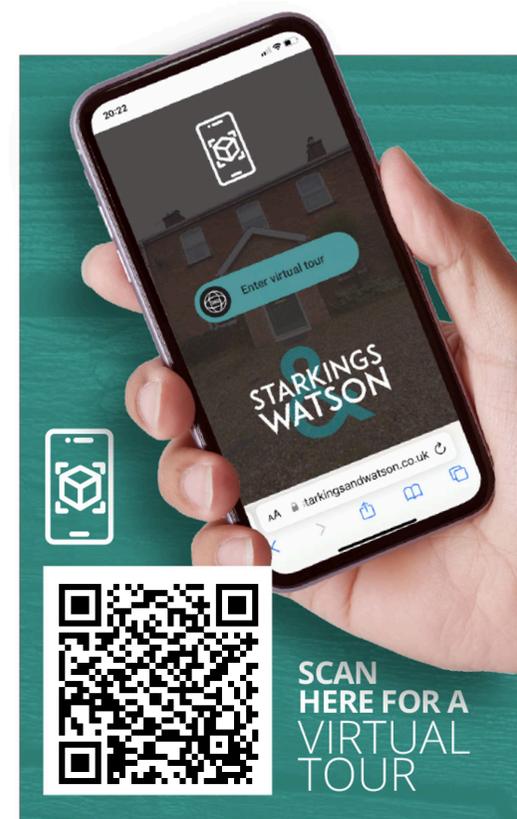
What3Words : ///under.blackouts.digs

VIRTUAL TOUR

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

AGENTS NOTES

The house is Grade II Listed. Drainage is provided via a private system.







THE GREAT OUTDOORS

The generous and private rear garden is well kept and provides plenty of space for families and keen gardeners. The garden is mostly laid to lawn with extensive planting borders to all sides which are well stocked with mature trees and shrubs. There is a vegetable plot to the rear of the garage as well as a timber summer house. You will also find a traditional built outbuilding comprising an outside w/c, potting shed and small store. There is a detached garage with rear access as well as double doors to the front.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1652 ft²
153.4 m²

Reduced headroom

71 ft²
6.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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