



CROSSING ROAD, PALGRAVE, DISS, IP22 1AW



Nestled in the heart of the picturesque and peaceful village of Palgrave, this delightful, detached cottage enjoys a prime position set well back from the road, offering both privacy and a true sense of rural tranquillity.

Dating back to the 1800s, the property beautifully combines period charm with comfortable modern living, making it a rare and appealing home in a highly sought-after location.

Approached via a generous driveway providing ample off-road parking and access to a spacious garage with excellent storage, the home is immediately inviting. A traditional feature wall to the front enhances the cottage's character and curb appeal.

Inside, the property opens into a welcoming and spacious entrance hall, complete with under-stairs storage and a convenient cloakroom with WC and hand-basin. There are two well-proportioned reception rooms, including a bright and airy sitting room with an attractive bay window, flowing seamlessly into a light-filled garden room with doors opening onto the rear garden — perfect for enjoying the changing seasons. The dining room is rich in character, featuring a striking brick fireplace with an oak bressumer beam and exposed ceiling timbers, creating a warm and inviting space

for entertaining. This leads through to a well-equipped kitchen fitted with a range of units, work surfaces, and integrated cooking appliances.

Upstairs, the first floor offers two generous double bedrooms, with built-in storage, along with an airing cupboard and a family bathroom fitted with a bath, shower, wash basin, and WC.

The outside space is truly the centrepiece of this charming home. The beautifully established, south-facing garden is both spacious and thoughtfully designed, enclosed by attractive period flint and brick walling. A paved patio adjoins the house, ideal for outdoor dining, while a raised terrace beside a charming pond provides a stunning spot to relax and enjoy the evening sun as it sets. The garden is well stocked and offers a wonderful sense of seclusion, with additional features including a fully insulated home office or studio with power, USB points, and lighting, as well as a timber shed and a greenhouse.

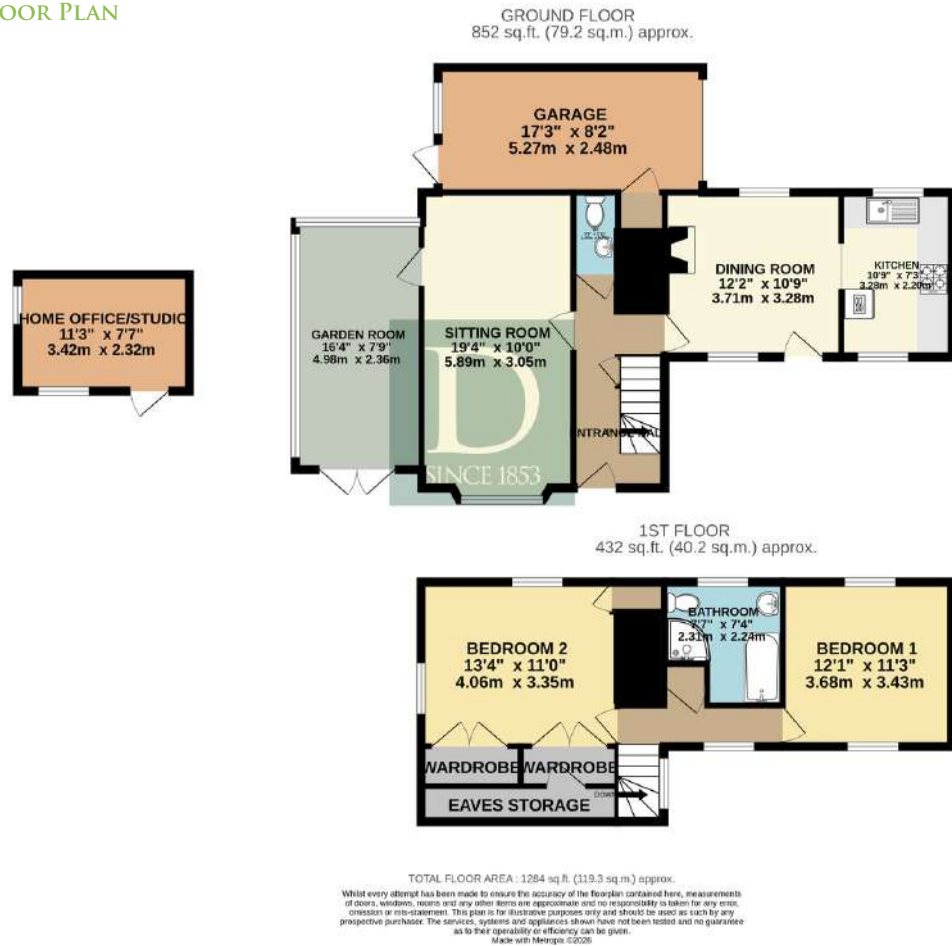








FLOOR PLAN



Despite its peaceful village setting, the property is ideally located just approximately one mile from Diss, with its mainline railway station offering direct links to London, easily accessible via a scenic walk through open fields.

This is a truly distinctive home that offers character, privacy, and a beautiful setting — perfect for those seeking a blend of countryside charm and convenient connectivity.

LOCATION

Palgrave is a popular village being convenient for those enjoying the facilities within Diss. The village itself has a Day Nursery, Community Centre, Playing Field and Parish Church. Palgrave also benefits from a sought after village Primary School, rated Good by Ofsted. Palgrave's catchment secondary school is Hartismere High School, which has an 'Outstanding School' rating from Ofsted. Good road links can be enjoyed to the A140 and A143 road systems and the mainline rail station in the historic market town of Diss provides commuter services between Norwich to the north and London's Liverpool Street Station.

SERVICES

Gas fired central heating. Mains electricity, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band C

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**