



Wood Cottage
Palgrave | Diss | Suffolk | IP22 1AB

A CHARMED LIFE



This enchanting 16th-century three double-bedroom detached cottage is a beautiful blend of heritage and modernisation. Nestled in the picturesque South Norfolk countryside and within easy reach of Diss with its amenities and commuter links, this three-bedroom Grade II listed home offers rare historic charm alongside practical updates for comfortable living.



KEY FEATURES

- Wonderful Grade II listed detached Cottage.
- Three double bedrooms
- Fantastic plot of approximately .4 of an acres (stms)
- Beautiful character features
- Large and social kitchen diner
- Wood burner and inglenook fireplace
- Parking for multiple vehicles
- Ground floor shower room
- A short walk to the amenities and London train links of Diss
- Fantastic local community and pub

This traditional Suffolk pink home has been sympathetically updated by its current owners since being purchased in 2021. The renovations have seen it retain its charm and character whilst still enjoying the comforts and efficiencies of modern living. The fireplaces, weathered beams and stone floors along with the full restoration of the snug using traditional materials, provide a nod to this home's past whilst the new gas connection, heating system and boiler, complete rewire, and wood burner plus modern updates keep the house feeling fresh and current. The gardens have a country wildness to them, creating an atmosphere that is unhurried and peaceful so is a perfect place to take stock and relax, or envelope the family in a country upbringing.

Step Inside

From the pretty yellow front door, you step into the entrance hall with the useful utility/laundry room with pamment tiles offering additional convenience for everyday living immediately on the left, and then the ground floor shower room. This has made great use of space with plenty of built in storage and is a great addition for family life. From the hallway turn right into a beautiful beamed sitting room complete with inglenook fireplace, wood burner and candle style wall lighting, staying true to the heritage of the home. This is such a cosy space, ideal for winter evenings snuggled up by the fire with a good book. A door from the sitting room leads to the kitchen dining room. Again, clever use of space sees an island here and still space for a large table for chatty family suppers. Double doors from the kitchen lead to the bright, south facing conservatory and a pretty terrace. This is so handy when coming in from a long stomp under the big Suffolk skies, having brick floors that won't mind the mud and sand from boots and paws. The kitchen also has a door to the snug - craftsmanship and layers of history are evident here in the sensitive restoration of this room, complete with fireplace just begging for a wood burner, and perfect for teens den, gaming area or a playroom. At the other end of the entrance hall is the door which leads into the home via the rear porch and it is this entrance which is generally used by the family to enter the house.

Opportunity Knocks

This home whilst swathed in history and charm, offers the opportunity to further develop and repurpose. There is lapsed planning permission to replace all the windows, to add skylights to the bedrooms, to replace the current conservatory with a more substantial garden room and to install a bay window in the kitchen. As if the main house possibilities are not enough, planning permissions also included a two room, one bathroom outbuilding which could make a fabulous home office, gym, artist's studio, or hobby room and also for the building of a cart lodge.





KEY FEATURES

The grounds are a blank canvas really, offering creative minds the chance to further landscape the gardens, perhaps removing the hard standing and installing French Drains, pretty planting areas and improving the terraces. The home has two ponds providing opportunity for rewilding and encouraging nature here too.

Exploring Upstairs

Stairs leads from the snug to the large first floor landing reaching three bedrooms and a family bathroom. The dual aspect principal bedroom with its beautiful, exposed beams feels soaked in history and layered with character and you feel it as soon as you enter the room. This inviting space has cleverly placed storage in the hugs of the eaves. Bedroom three, open to the landing, is used as a home office, spacious, calm and the perfect place to get the creative juices flowing. Bedroom two adds to this versatile layout with space for a double bed and wardrobes in this quirky room. The family bathroom completes the first floor and boasts a wonderful deep freestanding tub with shower attachment and a separate toilet.

Step Outside

Approached by a large gravel driveway with parking for multiple vehicles the wraparound gardens offer much potential. There are multiple areas for alfresco entertaining, and the area outside the conservatory is thoughtfully fenced ensuring safety for children and small dogs with the pretty pond the other side of the fence. The gardens incorporate mature trees, including Hazelnut and Crab Apple, gorgeous shrubs and pretty lawns and are a blank canvas for those wanting something more – whether using the good soil to try growing your own veggies, or landscaping for relaxation – there is room for vision and creativity here in abundance. There is even a well here which could have a pump added to provide access for garden water. In Spring this garden bursts with life, a sea of snowdrops covering the front, daffodils and crab apple blossom peppering the rear lawns along with rabbits and deer and the two ponds welcoming ducks with their ducklings. The grounds are beautifully private so whether you're seeking a family home or a peaceful countryside retreat with fantastic local connections, this cottage must be seen to be appreciated.

On The Doorstep

Set in a welcoming village with a thriving local pub and community the property shares this place with many other historic listed buildings. Along with the historic charm, Palgrave provides a primary school, a playing field, a village green plus an active community centre with club bar which runs quiz nights, film evenings, craft fairs and summer fetes so there is something for everyone here. Royden Fen is within walking distance for a country stroll and Fair Green is a great walk with a pub for refreshment at the end.

































INFORMATION



How Far Is It To....

A short Walk brings you to the bustling market town of Diss offering a whole variety of amenities, including supermarkets, schools, parks, Golf club, and the scenic Diss Mere, where you can enjoy waterfront dining. The cottage is within the catchment area for the well renowned Hartismere school too. The rail links to London are real bonus with the journey time approximately 90 minutes to Liverpool St and under 20 minutes to the cathedral city of Norwich. Road links are also good with both the A140 Norwich to Ipswich Road and the A143 Great Yarmouth to Haverhill easily accessible from Palgrave.

Directions

From Diss head towards Palgrave on Denmark Hill. The property is on the right as you go over the bridge leaving Fairgreen.

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 /// worthy.stage.skies

Services, District Council and Tenure

Gas Central Heating

Mains Electricity and Water

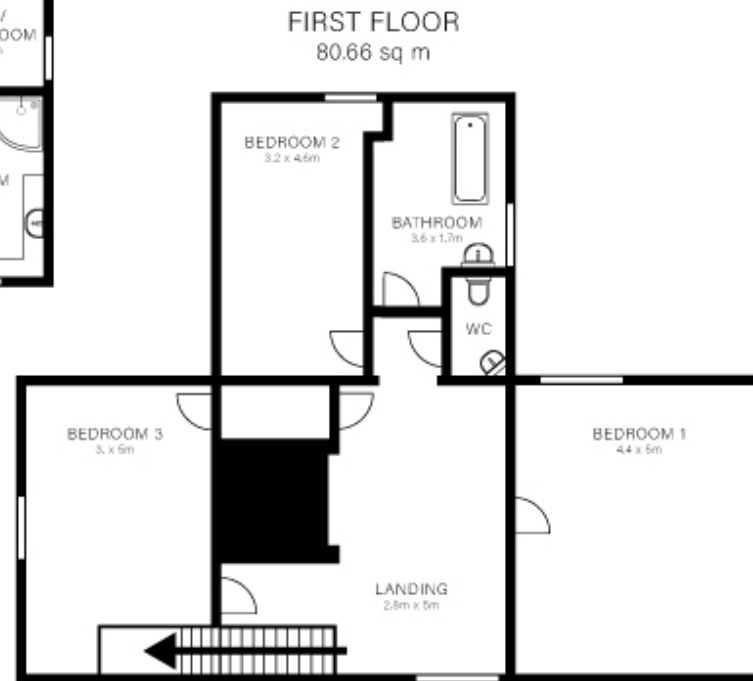
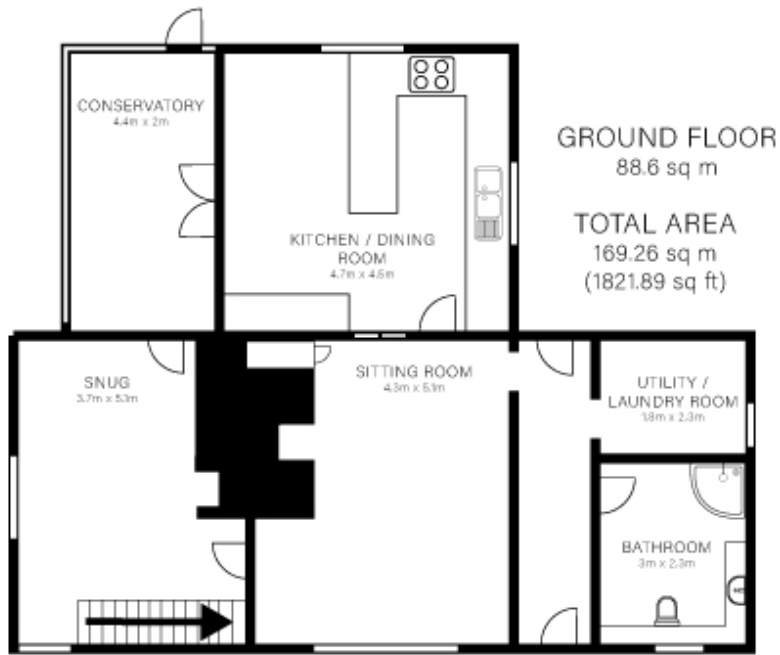
Drainage - Septic Tank

South Norfolk District Council; Council Tax Band E

Broadband Connection please check <https://www.openreach.com/fibre-checker>

Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

Tenure: -Freehold



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

