

The Heywood | Diss | IP22 5TB

Guide Price £425,000 - £450,000

twgaze

The Heywood, Diss, IP22 5TB

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Set in open countryside. Striking attached former school house/chapel. Atmospheric living accommodation, with open plan and full height spaces with mezzanines. Mature lawns, driveway and detached double garage. Secondary gated entrance into rear garden. Entire plot totals around 0.3 ac. No onward chain.

- Guide Price £425,000 - £450,000
- Quiet, countryside position, yet only a few miles from Diss
- Atmospheric, full height, open plan spaces and mezzanine landings
- Detached double garage and driveway
- Striking, attached former School house/Chapel
- Red brick, with abundance of original character
- Mature lawns, mature shrubs and trees
- Entire plot totals around 0.3 ac

Location

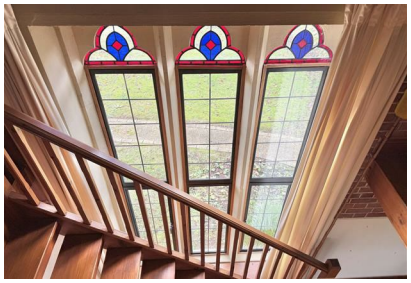
St James sits along The Heywood, a largely rural area with houses sporadically placed and enjoying views over the open farmland. The property lies around 5 miles from the centre of Diss, a popular market town which provides an excellent range of shopping and leisure facilities, including rugby, tennis, squash and football clubs, plus an 18 hole golf course. Additionally there is schooling to sixth form level at the well regarded Diss High School and also at Wymondham High School and Wymondham College some 11 miles to the north. Norwich, Ipswich and Bury St Edmunds are all within easy reach by car or train (via Diss railway station on the London to Liverpool Street line) and the beautiful Heritage Coast is some 45 minutes drive away.





















The Property

Built as a chapel in 1865, at a cost of £800.00, it was used for services only and was later converted in 1995 to create the living accommodation on offer today. Being largely open-plan it is ideal for couples and offers spacious and yet cosy accommodation. it really is the most perfect and peaceful retreat for those looking to escape the 'hustle and bustle' of town/city life. There are many features of the property worth noting, namely the windows which have been elongated downwards to allow in more light and views over the gardens from the ground floor area, the arched doorways which nod to the history of the building and the stained glass which was supplied by a local artisan (the original stained glass window in the east elevation depicting St James now sits proudly in St Mary's Church, Diss). There is plenty of space for occasional guests. A door in the living room, cleverly disguised as a bookcase, gives access to a guest bedroom with double wardrobes and a shower room. The staircase in the living room gives access to the first floor east-facing bedroom and on the opposite side of the vaulted living area is the main bedroom which is accessed via a separate staircase and faces south. Leading off is an en-suite bathroom with shower over the bath and a separate dressing room. From here, a small flight of stairs lead up into the attic room which is a useful store room or study. Lastly, the bespoke kitchen includes an electric cooking range with gas hob. There is plumbing and space for a washing machine and a built-in fridge and a freezer.

Outside

The property sits in around 0.3 acre STMS and has road access via a field gate to the rear garden directly off The Heywood. A double garage is situated (6.5m x 5.68m). This has open-ended planning permission to create a room in the eaves if required. The gardens are established and easy to maintain yet offer a lot of scope for garden enthusiasts.

Services:

Mains water and electricity are connected to the property. Shared STP drainage payable to Anglian Water). LPG fired gas boiler serving central heating and underfloor heating to entrance hall, kitchen, living room and en-suite bathroom, hot water and kitchen hob. The accommodation in the eastern section is heating via electric storage heaters. B4RN award winning Gigabit 1000Mpbs Full Fibre Broadband Service.

How to get there:

What3words: nitrate.eyeliner.spicy

Viewing:

By appointment with TW Gaze.

Freehold.

Council Tax Band: TBC (Not showing as available on .Gov website)

Agents Note: Please call for more information on this property.

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.



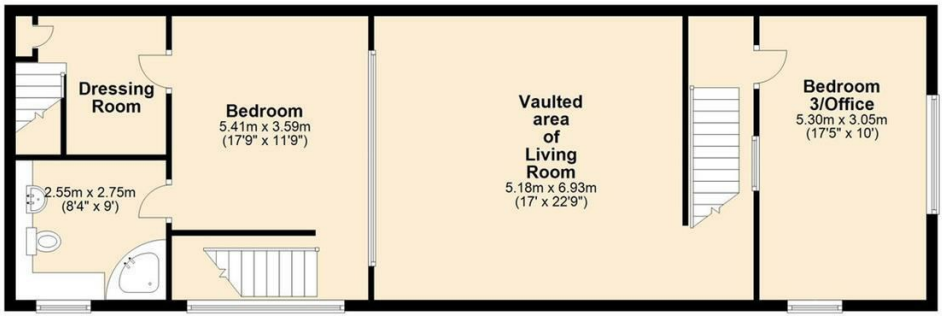




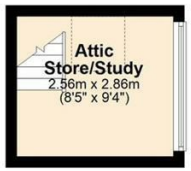
Ground Floor
Approx. 89.3 sq. metres (961.3 sq. feet)



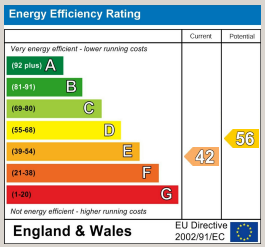
First Floor
Approx. 87.2 sq. metres (938.9 sq. feet)



Second Floor
Approx. 7.3 sq. metres (78.6 sq. feet)



Total area: approx. 183.8 sq. metres (1978.8 sq. feet)



10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk