



Laundry Cottage
Kenninghall Road | Garboldisham, Diss | Norfolk | IP22 2SJ

A NORFOLK COTTAGE GEM



A beautifully preserved 19th-century semi-detached cottage, dating from 1873, where original exposed brickwork, period details and lofty ceilings create a wonderful sense of character and space. Set within a welcoming Norfolk community and surrounded by mature trees and woodland, it offers a rare combination of charm, privacy and tranquillity, all just 10 minutes away from direct train links to London.



KEY FEATURES

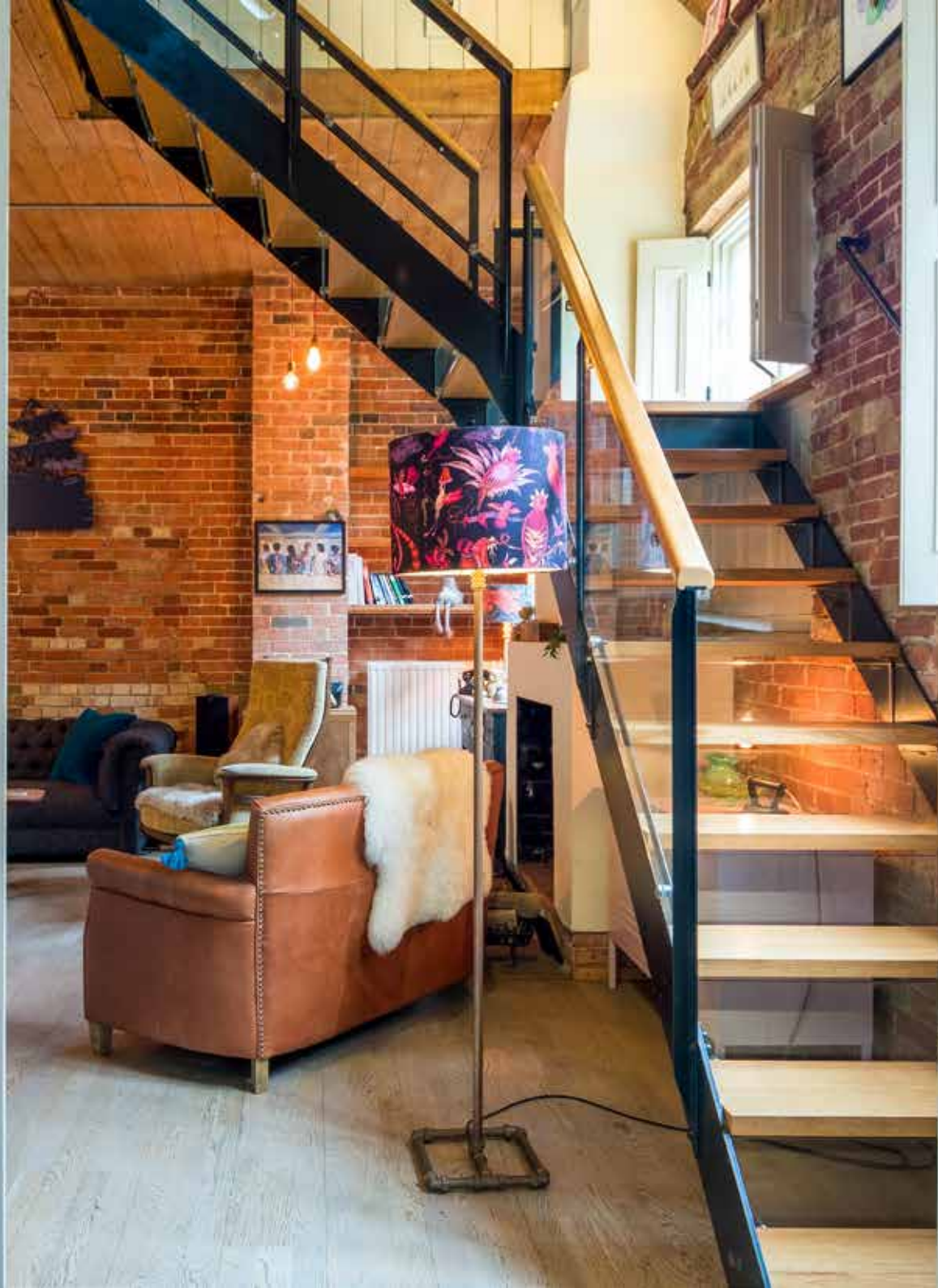
- Wonderful Grade II Listed House
- Spacious Living Area and Kitchen
- Refurbished Kitchen Area
- Great Feeling of Space
- Two Comfortable Bedrooms
- Bathroom
- Pretty Garden
- Stunning Former Laundry to The Manor House

The accommodation is perfectly suited as a permanent home; village retreat or characterful investment. Having long loved Norfolk through family holidays, the owners knew they wanted to return, and this cottage offered the ideal combination of character, privacy, space and an undeniable 'wow' factor on arrival. Designed by George Gilbert-Scott Jr., a member of the Gilbert-Scott architectural dynasty, the cottage features banded gault and red brick and a Dutch gable and is recognised for its architectural significance and is a testament to the cultural heritage of the village.

Step Inside

The ground floor has been thoughtfully arranged to create a wonderfully sociable and flexible open-plan living environment with considered use of natural materials paying homage to the history of the home, creating a blend of character and contemporary style. The exceptional sense of space, flow and proportion, allows future owners to adapt the layout to suit their own lifestyle. The stunning huge oak doors open to a welcoming entrance with practical tiled flooring and a surprisingly generous amount of space for coats and shoes. The impressive open-plan living space has been cleverly zoned to provide distinct areas for dining, cooking and relaxation. At its heart the beautifully refurbished kitchen features elegant, shuttered windows and a large range cooker, while the adjoining sitting zone (with log burner which heats the whole ground floor) and dining area create an inviting setting for both everyday living and entertaining. A stylish cloakroom adds further convenience without compromising the flow of the space. In summer, the downstairs space remains remarkably cool, particularly when the shutters are closed on the sunny side of the house, creating a comfortable retreat during periods of extreme heat and the original oak back doors open to the gardens allowing a breeze through. In winter, underfloor heating provides a cosy warmth, complemented by the glow of the wood-burning stove, wonderful for Christmas gatherings.





KEY FEATURES

Explore Upstairs

A beautiful glass and oak staircase rises to the first floor, where exposed brickwork offers a charming reminder of the home's history and character and the newly insulated roof space helps the rooms remain warm and comfortable through the colder months. The generous principal bedroom is a light-filled retreat, enhanced by a lantern (the original ventilation for the laundry) and a newer addition rooflight to aid lighting and air flow. A second, versatile bedroom, also with a heritage roof light, offers excellent flexibility, perfectly suited as a teenager's bedroom with space for a desk or gaming area, or as a child's room with room to play or a dedicated home office. The family bathroom makes clever use of the available space, featuring a bath with an overhead shower.

Exceptional Investment – Sensitive Futureproofing

Since purchasing the cottage along with the garage and part of the former stables situated across the lane, the owners have invested considerably in the property, including the complete removal and replacement of the roof. All rafters on the south side were strengthened and both the north and south wall plates were replaced. All three rear first-floor dormer windows were replaced, the entire roof was re-tiled using period tiles, the roof space was fully insulated and all leadwork was renewed. The original cast-iron gutters have also been lined, protecting these important period features while helping to extend their lifespan. Inside, underfloor heating provides efficient warmth downstairs, while the wood-burning stove adds a cosy focal point. The installation of shutters throughout the principal windows has both enhanced the period aesthetic and helped regulate internal temperatures. Together, these works represent a significant investment in the cottage's structure, weatherproofing, energy efficiency and long-term resilience, all carefully undertaken without compromising the qualities that make the property so special.

Step Outside

The garden is wonderfully private and secluded, with mature trees and woodland creating a sheltered backdrop. The owners have thoughtfully developed the space, planting a rich collection of flowering plants, including bee-friendly varieties, clematis, climbing roses, ornamental grasses and potted ferns. A post-and-rail fence secures the garden, while a small growing plot has provided space for potatoes, onions and strawberries, fennel, redcurrants and rhubarb. The secluded and sheltered shingled area to the gable side of the cottage is a particularly special spot for entertaining and outdoor dining and has seen much celebrating with family and friends. The garden catches the morning sun as it rises behind the trees, with light moving across the rear of the property before reaching the front of the cottage in the afternoon. The large garage together with parking by the stable block, provides four spaces in total. The outbuildings also offer excellent future potential, subject to consents, as a home office, gym, hobby space or annexe.





























INFORMATION



On the Doorstep

Garboldisham is a welcoming village environment with a village shop offering a visiting coffee barista and a community pub which runs quizzes, street food evenings and seasonal beer festivals. The village also offers an active history society, church coffee mornings, amateur dramatics, wellbeing events and a modern village hall. The village primary school is rated Good by Ofsted with a choice of secondary schools just a short drive away. Surrounded by countryside, including Lopham Fen and Knettishall Heath, outdoors enthusiasts will enjoy the woodland walks and nature trails.

How Far Is It To....

The nearby market town of Diss, just 10 minutes away, provides a full range of amenities along with mainline rail services to Norwich and a direct service to London Liverpool Street in under 90 minutes. The property enjoys easy access to the A11, connecting to Norwich and Cambridge so commuting is stress free.

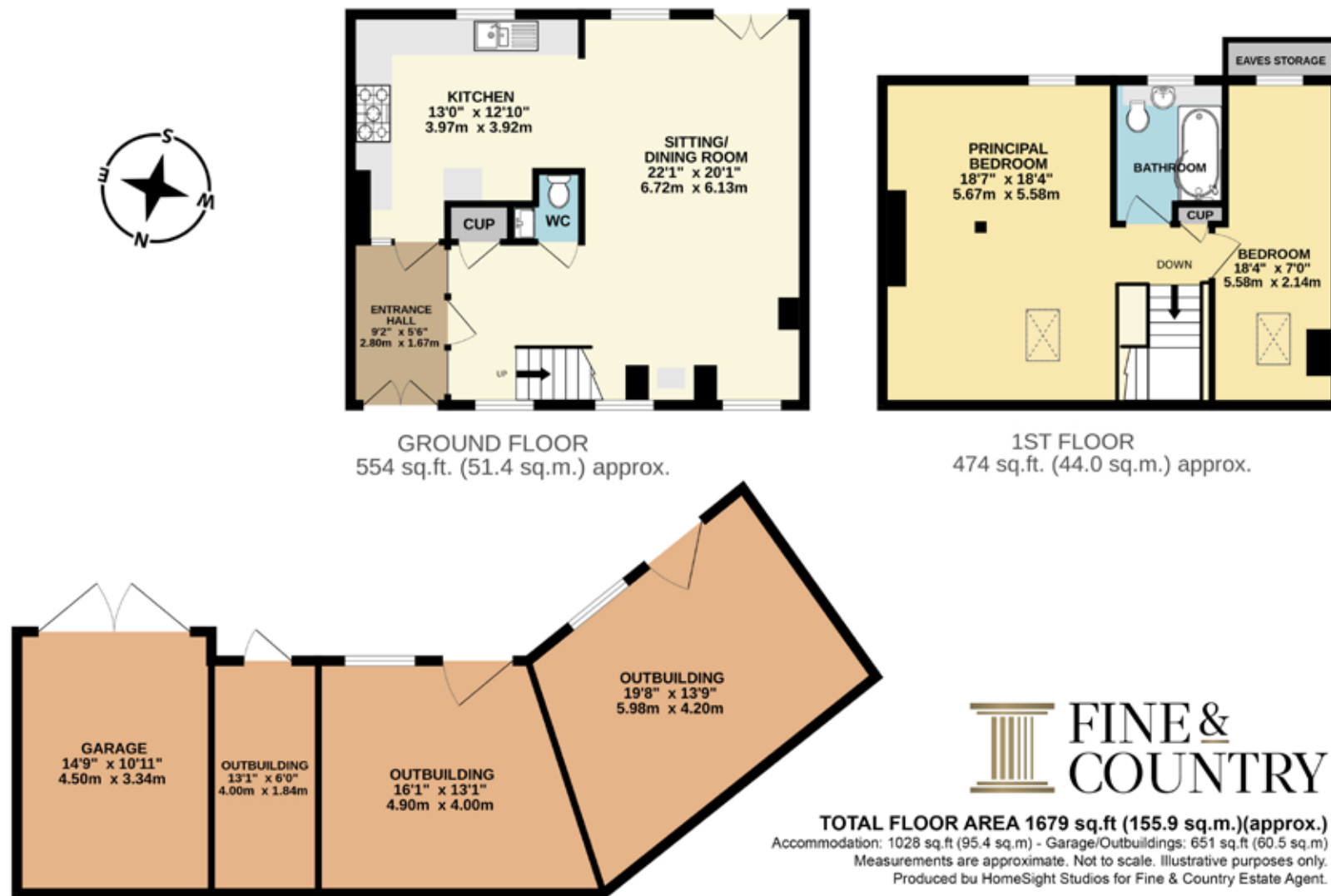
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Broadband Available – Super fast fibre to the house but please check www.openreach.com/fibre-checker
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Breckland District Council – Band B- Freehold



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