



Cold Harbour  
Gissing | Diss | Norfolk | IP22 5UR

 FINE & COUNTRY

# CENTURIES OF CHARACTER, CONNECTED



Steeped in history and character, this exceptional Grade II listed, circa 1600s timber-framed, thatched residence brings history married with modernity. Lovingly maintained and thoughtfully enhanced, the home now offers a rare blend of heritage appeal and modern comfort and comes with an independent annexe all set within approximately 0.8 acres of beautifully maintained gardens (stms). The market town of Diss, with day-to-day amenities and London rail links, is close by maintaining connectivity.



# KEY FEATURES

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- Wonderful Grade II listed detached House
- Four bedrooms
- Approximately 0.8 of an acre of beautiful gardens (stms)
- Separate two-bedroom annexe
- Recently rethatched
- Situated on the outskirts of a beautiful village with a great pub
- Immediate access to the surrounding countryside
- Double garage
- A short drive from the train links and amenities of Diss
- Chain Free

Originally two cottages, this pretty cottage, recently re-thatched (2022) roof with pantile extension, has been cherished by the current vendors since 1987 when they moved here to be nearer to family. The original owners had written a book about life in the cottage which the current owners have today. Nowadays the owners enjoy sunrises on the rear terrace, sunsets from the annexe balcony, barbecues on the lawns and Christmas's to cherish – a far cry from outside loos and over ten children in each cottage! The property is now offered chain-free, presenting a seamless opportunity for its next custodians to make their own history here.

## Step Inside

The original front door would take you into the dining room, but the current owners use the utility room door, easily accessed from the driveway. This generous practical space, off which is a ground floor bathroom, a huge bonus for a country home whether washing muddy boots from gardening, or paws from a stroll across the fields. Made for family to come together and heaped with character, the sitting room and dining room have an original Mullion window between them, creating a wonderful connection and once dinner is over the family can collapse into comfort on the sofas in front of the wood burner or pile into their wellies for a stroll to the pub along footpaths and farmland. The sitting room has an amazing full fireplace with original oven and wood burner creating cosy atmosphere in winter, yet the whole ground floor is a blissfully cool in the heat of summer. Off the sitting room is study which could be repurposed as a ground floor bedroom, making use of the bathroom close by. The formal dining room offers a sense of occasion for dinner parties and has a handsome Inglenook fireplace with original large bread oven. In places, bricks have been reshaped for arm rests for when warming by the fire. Close to the dining room window is the coffin hatch where two false beams can be removed (historically for lowering a coffin from the first floor), to get larger pieces of furniture upstairs! Conveniently next to the dining room is kitchen with plenty of space for cooking and a breakfast table for informal meals or when it is just the two of you at home. Off the kitchen is the useful walk-in pantry with external door to the back gardens.













# KEY FEATURES

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## Explore Upstairs

The generous sleeping accommodation in the main house includes four well-proportioned bedrooms, offering flexibility for family living or hosting guests. This floor is like stepping back in time, with exposed timbers, wonky walls, and lots of soul. Accessed from the staircase in the dining room, bedroom two has space for wardrobes and features a branch from a tree screwed into the wall and floor, put in situ many years ago when the tithe beam was cut to secure the building, such an incredible feature. This room has access to the shower room and to bedroom three which could also make a fabulous dressing room. Next, up a few steps, is bedroom one, a characterful retreat which can also be accessed from stairs in the sitting room offering independence. From here further stairs rise to the second floor, to a gorgeous room set in the eaves and unusually for a second floor in a listed cottage, it has its own ensuite making a great space for guests or teenagers.

## For Friends and Family or Relaxing Alone

A pretty tiled roof, black barn timbered, two-bedroom annexe, imported from Romania, provides additional living space. Designed for family use in accordance with planning regulations, it offers excellent potential for multi-generational living or visiting family. The annexe benefits from its own council tax band (Band A), shares a compliant water treatment system with the main house, is really well insulated coming from Romania, has its own driveway and parking plus courtyard and lawns. It has a sweet, American style front porch, perfect for a rocking chair, a good book and watching the spectacular sunsets! Enter straight into the open plan kitchen living space, and from there, an internal hallway accesses both bedrooms and the family bathroom. One bedroom has an ensuite shower room and the other built-in wardrobes, so every luxury is afforded.

## Step Outside

A long private driveway approaches the house, leading to a detached double garage and providing ample parking. The annexe benefits from its own separate driveway and parking area, ideal for guests and entertaining. Set within approximately 0.8 acres (stms) bordered by mature hedging and established trees, the property is enveloped by its beautiful gardens and surrounded by open fields, creating a wonderfully private and distinctly rural setting. Quintessentially English in style, the gardens feature natural grassy areas, fruit trees, greenhouse and fruit cages, all thoughtfully designed to enjoy the changing seasons and with space to expand the kitchen garden. Pretty courtyard areas, adorned with pots and flowering shrubs, provide charming spaces for outdoor relaxation, while a quirky shelter (once the outside loo!) offers the perfect setting for afternoon tea, delivering welcome shade on sunny days and an escape from the unpredictability of the English weather. A beautiful garden room offers a peaceful retreat from which to listen to birdsong and doubles as a greenhouse for delicate plants during winter. A Robin pear tree is a standout feature of back garden behind the main house and is over 100yrs old, whilst the orchard area, on the north side of the annex, includes a Bramley tree, a family apple tree featuring three varieties on one tree, a cherry tree, raspberry canes and, unique to the village, there is even a Captain Palmer's tree – grafted from the tree situated in Gissing Hall and distributed to villagers.











The Annexe











# INFORMATION

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## On The Doorstep

Gissing is a charming, rural village steeped in history, with its ancient church and close-knit and welcoming community. The community centre offers a variety of clubs to suit all ages and interests including toddler group, Friday Café, craft, gardening group, singing, reading and table tennis club. With a popular pub, outdoor bowling green and wonderful network of country footpaths you will never be bored in Gissing!

## How Far Is It To...

Just four miles away is the bustling market town of Diss offering a whole variety of amenities, including supermarkets, garden centre, dentist, doctors, vets, schools, parks, Golf club, and the scenic Diss Mere, where you can enjoy waterfront dining. Gissing has easy access to the A140 and the rail links to London from Diss are real bonus with the journey time approximately 90 minutes to Liverpool St and 20 minutes to the cathedral city of Norwich.

## Directions:

From Diss head north on the Burston Road to Burston. Go through the centre of the village and take a left on to the Gissing Road. Follow through Gissing and up the common road. The property is out of the village on the right.

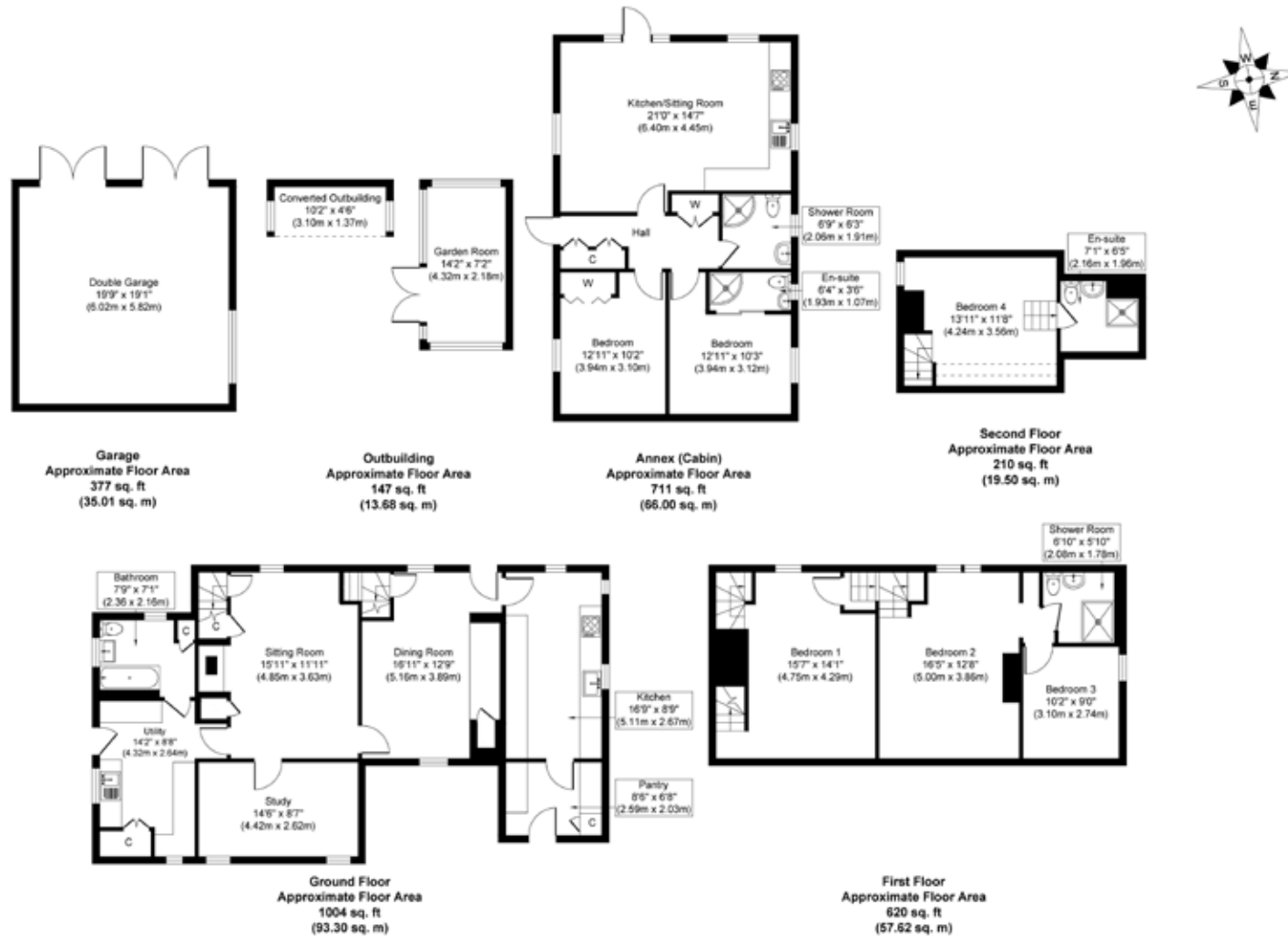
## What Three Words Location

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## Services, District Council and Tenure

Oil Fired Central Heating  
Mains Electricity & Water  
Drainage – Private Treatment Plant  
Broadband Available – Superfast Broadband by B4RN (Broadband for the Rural north)  
South Norfolk District Council – Band F Main House, Band A Annexe – Freehold

**Agents Note:** The annexe can only be used for a dependent of the owners of the house (planning says you are not able to rent or Airbnb).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# FINE & COUNTRY

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