



Pineville  
Roydon | Diss | Norfolk | IP22 5XL

 FINE & COUNTRY

# WELCOMING SPACE



Space – striking amounts of it both inside and out – is the big offer at this modern chalet-style three-bedroom home which delivers a great deal more than you might suppose. With plenty of living space and almost half an acre of beautifully laid out gardens surrounding, you'll have all the room you need to spread out. Car enthusiasts, caravanners and hobbyists will especially love the almost limitless garage, workshop and parking space.



# KEY FEATURES

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- Fabulous Detached Modern Home
- Stunning Views To The Rear Across Neighbouring Farmland
- Garaging For Eight Cars
- Useful Room Above Garage
- Three Generous Bedrooms
- Family Bathroom, En Suite and Cloakroom
- Light and Airy Sitting Room
- Spacious Dining Room and Useful Study
- Fitted Kitchen And Utility Room
- Charming Well Tended Grounds Around 0.48 Acre (stms)

The approach is along a quiet wooded road where you'll breathe out and leave the world behind before even pulling into the drive. Set in its own plot, this 1970s dormer bungalow – so called because the first floor sits entirely in the steep pitched roof – has been significantly expanded by the current owners. The east end of the house was once the attached garage, but the two-storey addition was designed with such integrity that you would never know it was not original. At the same time a vast detached garage was added at the west side of the plot.

## A Home for All Seasons

What looks like a porch is actually a forward projection of the central hallway. To your left is the long sitting room, a huge space of getting on for 300 square feet. A woodburning stove sits in a simple modern hearth on the outside wall, lovely in winter. In summer, focus will be on the far end of the room where a glass wall with double doors leads to the sun room which in turn leads to the garden. With its solid roof, this room is usable year-round but will really come into its own in warmer months when house and garden are connected via open French doors.

## Extended Living Space

Across the hall is the dining room which, like the sitting room, is a sizable 21 feet in length! A second door nearer the centre of the house connects conveniently to the kitchen behind while at the far end French doors lead to the garden. This room would easily accommodate a dining table as well as a seating area with a view of the garden. Around a little return a door leads to a study, the essential homeworking space everyone now needs. At the back of the house, the commodious kitchen – a bright and cheerful space – enjoys views of the garden. The well-appointed utility adjacent, with the same wood finish as the kitchen, feels much more like extra kitchen space than a washhouse. All in all, this kitchen, with its impressive stainless steel range cooker, will rise to any occasion, whether you've a houseful at Christmas or a stream of summer guests.





# KEY FEATURES

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## Exploring Upstairs

The staircase, open underneath 1970s style, leads to a landing where a Juliet balcony admits plenty of west-facing light while offering spectacular views across the countryside behind. Two generous bedrooms, one with a full run of built-in cupboards, share a family bathroom. The master bedroom, however, is in itself an enviable mini-suite with a dressing room, en-suite bathroom (with both shower tall and bathtub) and a beautifully appointed walk-in wardrobe.

## Step Outside

The charming gardens – nearly half an acre – wrap around the house on three sides, creating a calm sense of seclusion. Privacy to the front is enhanced by a wooded area across the road, while mature hedges screen neighbouring properties. To the rear, a lower hedge permits country views. In one corner is the perfect potager complete with fruit cage, raised beds, glass house, potting shed and properly set up compost. Outside the dining room to the east, a small area is enclosed by shrub-covered railings - ideal for containment of dogs or small children.

## Garage and Workshop

The four-car garage was built in 2007 and has above it a warehouse-type loft of approximately 500 square feet. Storage problem? Solved! Behind the garage, a wooden workshop of over 500 square feet offers yet further project or storage space. Whatever your passion, it can be collected, stored, or worked on here!

## On The Doorstep

A half-mile walk, or one minute by car, will bring you to Roydon, a well-served village with a pub, primary school, village hall and church. In five minutes, or less, you'll be in Diss, a bustling market town with supermarkets, boutique shopping, the mere and The Corn Hall arts centre. Beautiful country walks can start on the doorstep. By car, nature reserves Roydon Fen and Wortham Ling are moments away and – a tad farther – notable Redgrave and Lopham Fen, home of wild tarpan ponies and the elusive fen raft spider.





































# INFORMATION

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## How Far Is It To...

Commuters - you'll be well connected. In ten minutes from home you can be boarding a train on the mainline between London and Norwich with trains reaching Liverpool Street in as little as one hour, 17 minutes. By car, Norwich, Ipswich and Bury St Edmunds can all be reached in around three quarters of an hour.

## Directions

From Diss, take the A1066 through Roydon. Pass the village church, continue around the S bend and then turn right into Hall Lane. The property is on the left.

## 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... What 3 Words Location - [///outlooks.chitchat.boat](http://outlooks.chitchat.boat)

## Services, District Council and Tenure

Oil Central Heating, Bottled Gas for Hob

Mains Electricity & Water

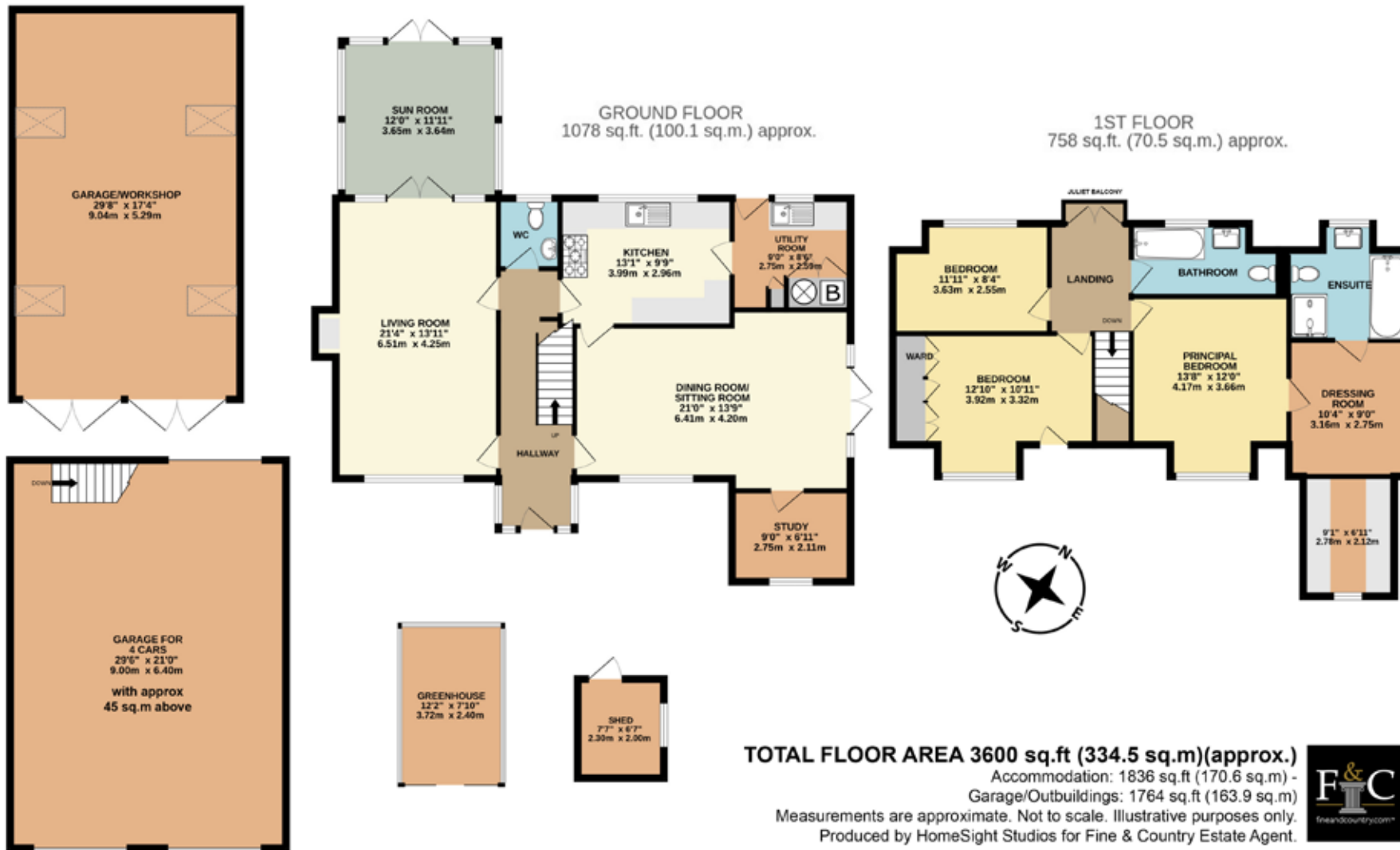
Drainage - Septic Tank

Broadband - Current provider BT - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

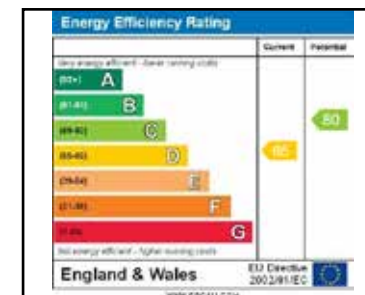
Mobile Phone Reception - varies depending on network provider Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

South Norfolk District Council - Band E

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

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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.

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