



The Green, Palgrave | Diss | IP22 1AG

Price Guide £195,000

twgaze

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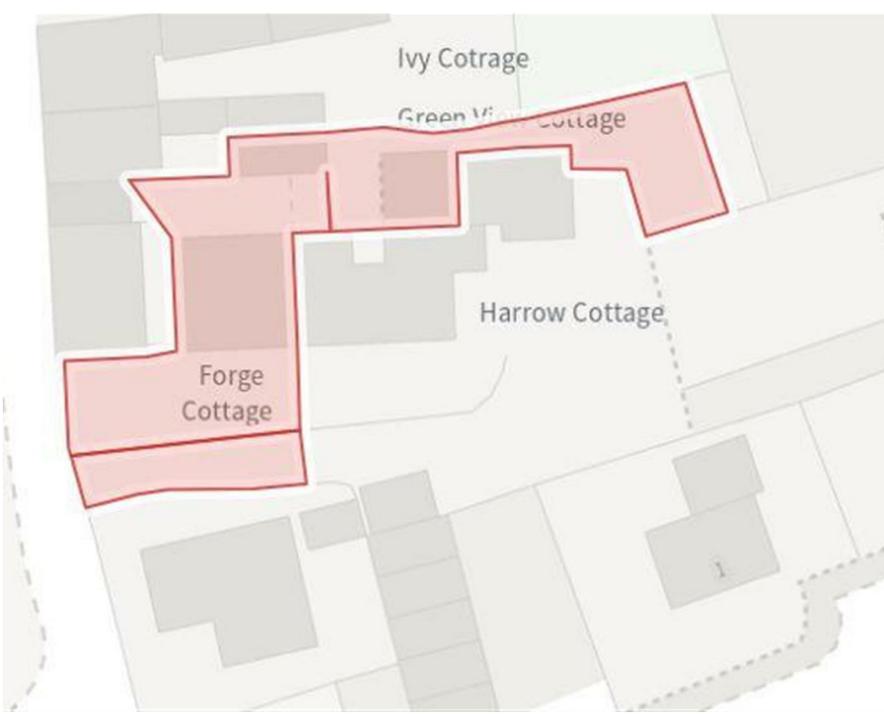
A charming Grade II Listed cottage in a prime position within Palgrave, showcasing exposed timber framing, a redbrick fireplace, original brick floors and wide first-floor boards. Front and rear gardens, plus an open-fronted barn-style garage and store. Close to Diss, its amenities and mainline rail links.

- Attractive Grade II Listed terraced cottage in central Palgrave
- Exposed timber frame and redbrick open fireplace
- Vehicular access to rear with open-fronted barn-style garage and store
- Character throughout including original brick floors and wide floorboards upstairs
- Front garden plus rear courtyard and additional garden area
- Mainline rail station to London Liverpool Street from Diss

Location

Set close to the edge of the Green in the heart of Palgrave, this delightful Grade II Listed terraced cottage enjoys an enviable position within the village, a short stroll from both the school and church. The bustling market town of Diss lies less than a mile away, just over the Norfolk border, offering an excellent range of shops, leisure facilities and schooling to sixth form level. Diss also provides strong transport connections, including a mainline rail service to London Liverpool Street. Palgrave remains one of north Suffolk's most sought-after villages.





The Property

Forge Cottage forms part of an attractive terrace and is Listed as Grade II thought to date back to the 1600's , reflecting its architectural and historical significance. The interior displays a wealth of character, with much of the original timber frame visible, complemented by original brick flooring on the ground floor and wide floorboards upstairs.

The accommodation comprises a kitchen and bathroom on the ground floor, together with two reception rooms, both displaying the cottage's period charm. The first floor offers two bedrooms, currently accessed through one another, in the traditional cottage style. A redbrick open fireplace forms a charming focal point in the living room.

Outside

The principal garden lies to the front of the cottage, offering a pleasant and established space. At the rear, a courtyard area leads through to a further section of garden set just a little away from the property. Vehicular access is available to the rear, leading up to an open-fronted barn-style garage and a useful store.

Services

Mains water, electricity, gas and drainage are connected. Gas-fired boiler providing heating to radiators. Please note: the services, appliances, central heating system, plumbing and electrical installations have not been tested by the selling agents and purchasers should satisfy themselves as to their condition.

How to get there

What3words [///plants.nail.profiled](https://www.what3words.com/)

Postcode: IP22 1AG

Viewing

Strictly by appointment with TW Gaze, 10 Market Hill, Diss, Norfolk IP22 4WJ

Telephone: 01379 641 341

Freehold

Ref: 2/20041/KH



Ground Floor

Approx. 51.3 sq. metres (552.3 sq. feet)

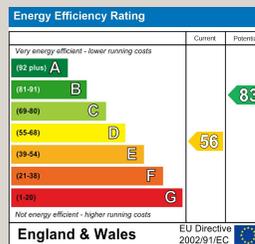


First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.2 sq. feet)



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