



OLD POST OFFICE

THE STREET, THORPE ABBOTTS, DISS, IP21 4JB



An attractive, charming and well presented detached cottage in established gardens with an excellent self-contained annexe, currently a successful Holiday Let.

The property is a delightful unlisted period cottage in the heart of Thorpe Abbots. It was formerly the village post office and Blacksmiths and is now a charming and characterful home with oak doors and beams throughout. It has been updated by the current vendors to include oak doors and beams throughout, tiled floors to the ground floor and stripped wooden floors to the first floor and now offers well-presented and versatile accommodation.

The oak front door leads into the entrance hall. The kitchen is fitted with a comprehensive range of attractive shaker style units with Italian marble worktops and integrated appliances. There is also a range and dishwasher, which are included in the sale. There is also a walk-in pantry with shelving and a water softener with space for an upright fridge freezer. The kitchen leads into the dining room to the front with a recess to the side of the open fireplace that the vendors use as a study area. The kitchen leads to the inner hall with stairs to the first floor. There is a delightful sitting room to the front with feature fireplace and LPG stove. The official

front door leads into the sitting room. Off the hall is a useful separate utility room that leads to a cloakroom with w.c. and wash hand basin.

On the first floor are three charming bedrooms, one with a closet and a feature fireplace and a second with a walk in wardrobe. There is a well-appointed bathroom with freestanding rolltop bath and walk-in shower cubicle. There is also a separate w.c.

Externally there are two outbuildings, parking for the principal house to one side with double timber gates leading to additional parking with space for two cars and an RV.

To the other side of the front is an additional drive leading to the superb self-contained detached annexe which has been run as a successful holiday let. The main living space is open plan with a corner log burner and a well-appointed kitchen with breakfast bar. There is a double bedroom with a four poster bed, which is included in the sale and a wet room.



3



2



2



4.5
Miles



EPC





The gardens are a delight with a large paved patio for alfresco dining immediately to the rear of the house adjoining the main lawn. The garden is bordered by mature trees and shrubs. The annexe has its own charming dedicated garden area with pergola and a courtyard.

LOCATION

Nestled in the heart of the idyllic Waveney Valley, in a conservation area of Thorpe Abbots is a charming and peaceful village famed for its former RAF airbase and 100th Bomber group, which had a significant involvement in D-day and the Second World War.

Thorpe Abbots is conveniently located 6.5 miles from the historic market town of Diss and only 4.5 miles from the mainline railway station providing direct services to Norwich and also London Liverpool Street in as little as 90 minutes. The A143 provides excellent road links to the A140 and further west to the A14.

The historic market town of Diss hosts a good range of shops (both independent and national retailers), local businesses, cafes, public houses and restaurants together with primary and secondary schooling. Hartismere School, which is one of the top-performing state schools in the region and Graded as Outstanding in its last Ofsted inspection, is 7 miles away with organised student transport from the village.

The renowned Heritage Coast, home to Southwold, Aldeburgh, Lowestoft and Great Yarmouth, is just a 40-minute drive away. The property is ideally situated for Norwich, Ipswich and Bury St Edmunds offering culture, shopping and history.

SERVICES

Oil Fired Central Heating,. Mains electricity and water are connected. Drainage via Septic Tank. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band D

ENERGY PERFORMANCE

F Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.





OLD POST OFFICE STABLE - ANNEXE



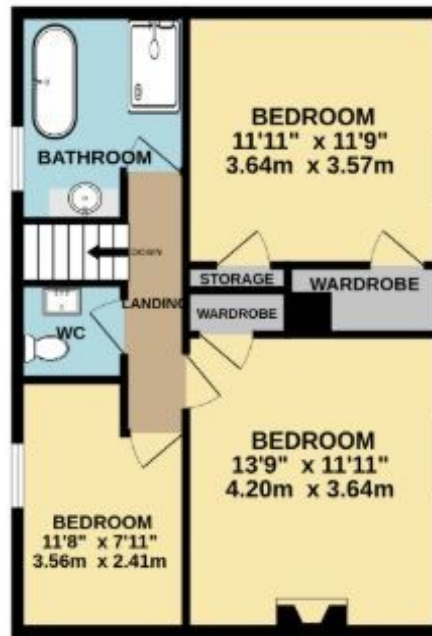


FLOOR PLANS

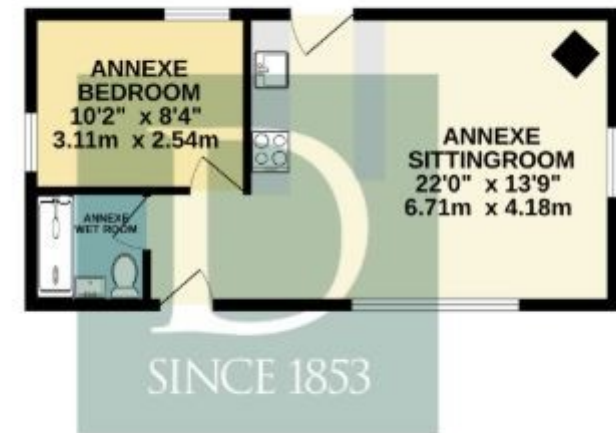
GROUND FLOOR



FIRST FLOOR



ANNEXE



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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