



34 Mount Street
Diss | Norfolk | IP22 4QG

A RARE OPPORTUNITY



Here's something you don't see every day – a historic property close to the town centre and with all the character you'd expect of a Grade II listed building, yet one which has seen little recent modernisation.

In other words, your own blank canvas ready for renovation in your own style.

Those with a love of old buildings and the imagination to look past the somewhat sad state of decor will thrill at this opportunity to revive this special house.



KEY FEATURES

- Wonderful Grade II listed detached Cottage
- Exceptional character features throughout
- Beautiful town centre location
- In need of renovation
- Brick built garden room/workshop
- Ground floor bathroom
- A short walk to local amenities
- Gas central heating
- Walking distance to the London train links of Diss station
- Chain free

The house is sited fairly centrally in Diss, in a conservation area of largely early 17th century buildings with masses of kerb appeal. Parking is on the lower-level street outside, meaning the pedestrian approach is traffic-free.

Step Inside

A solid panelled front door from the street gives onto the main living room, and at almost 170 square feet this is an impressive space. It simply brims with history and period features – a wide fireplace almost as high as the room itself, beams bearing marks made by woodworkers centuries ago, and a beautiful clay-tile floor which will well repay a bit of TLC. A stove sits in the hearth and, next to it, an old iron-fronted bread oven with separate fire cavity beneath it. Spare a thought for so many previous occupants, for whom this feature represented rather more hard work than period charm! Could the fireplace be restored to an open hearth? It would certainly be worth getting the sweep round to investigate the flu.

Visualisation Exercise

The sitting room is definitely the centre of the house with other ground-floor spaces leading off it. Let's take a look first at the adjacent kitchen, reached through an opening to the right of the chimney breast. It's definitely a work in progress and the faint-hearted might despair at how it looks right now but, on the positive, some of the work has already been done for you; the old kitchen has been removed leaving an empty space for you to plan something entirely new from scratch. A fireplace in here, which until recently had a back boiler, backs onto the main stack in the sitting room – might it suit an Aga? It's certainly an intriguing prospect. Ancient beams cross the end walls and there are some very old floor tiles remaining.





KEY FEATURES

A back door leads to the garden. Back off the sitting room, another opening leads to a later rear extension, date unknown. This would make a well-placed dining room, leading as it does to another extension – the sun room – which takes you directly through a pair of multi-paned wooden French doors to the garden. A door from the sitting room takes you to a hall and stairway, off which is the bathroom. Although its avocado suite is said to be coming back into vogue, you'll probably want to update this iteration.

Exploring Upstairs

And speaking of bathrooms, you may want to put one on the first floor. The large landing, currently home to some built-in cupboards offers one opportunity as the plumbing could come up from the current bathroom directly beneath. The two bedrooms lead one to another, as was the building style, but there's room to separate them by extending the landing. They also both have some splendid floorboards which will come up a treat.

Step Outside

The French doors from the sun room lead to a sheltered paved area, perfect for early evening sunshine with your aperitif. Nature is winning currently in the garden beyond but, for a plot this close to the centre of town, there's plenty of space. And you might find it well planted beneath the overgrowth.

Garden room/studio

This brick-built structure at the end of the garden will seal the deal for those who work from home. Similarly, artists who prefer indirect light will find it well situated for a studio. An anteroom leads to a larger space which is 18 x 9 feet. Electricity is connected.

Agents Note: The Piano currently housed in the Garden Room/ Studio is not included in the sale.

















INFORMATION



On The Doorstep

The location offers access to both urban and rural attractions. Within a five-minute walk, you'll arrive at the centre of Diss where you'll find all the amenities of a busy market town – supermarkets, boutiques, restaurants and entertainment. A very short distance away, just moments by car, you'll reach some of the Waveney Valley's choicest nature spots, Wortham Ling, Roydon Fen, and Redgrave and Lopham Fen.

How Far Is It To...

Diss is on the London to Norwich mainline, getting you to Liverpool Street in as little as one hour, 25 minutes. You'll also be within easy driving of Norwich and Bury St Edmund's (both approximately 40 minutes), Ipswich (45 minutes) or the charming coastal towns of Southwold and Aldeburgh (about an hour).

Directions

From the centre of Diss walk north up Mount Street. 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 [///alpha.animated.punchy](http://alpha.animated.punchy)

Services, District Council and Tenure

- Gas-fired boiler
- Mains Electricity & Water
- Mains drainage
- South Norfolk Council - Freehold
- Band D
- Conservation area

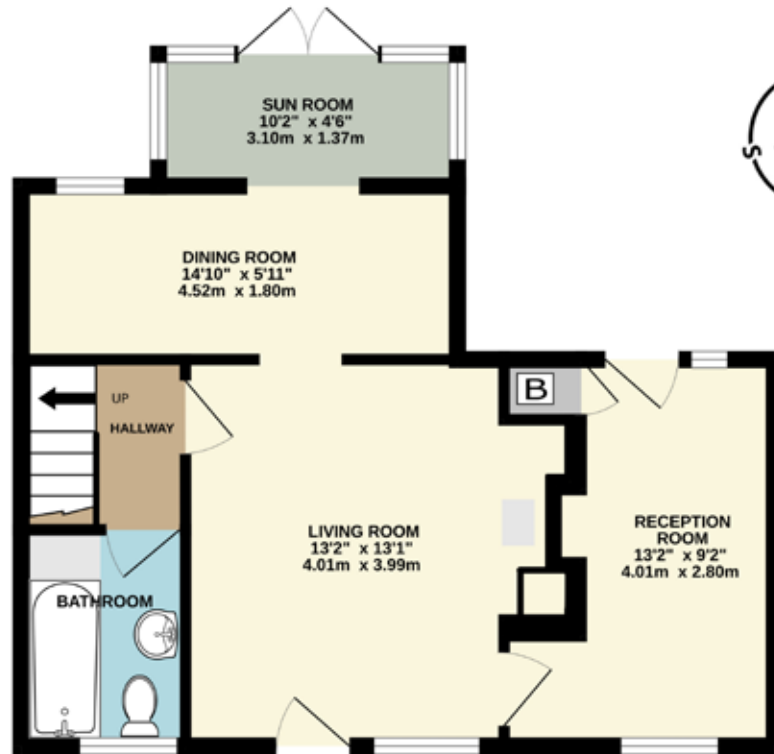


TOTAL FLOOR AREA (approx.)

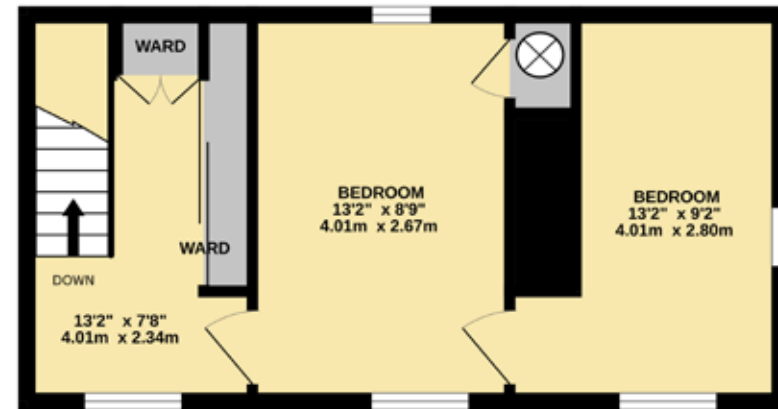
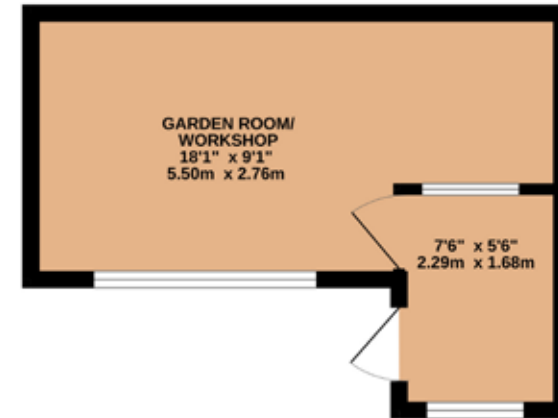
Accommodation: 794 sq.ft (73.8 sq.m) - Outbuildings: 188 sq.ft (17.5 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.



GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

