



65 Denmark Street
Diss | Norfolk | IP22 4BE

 FINE & COUNTRY

HISTORIC AND HANDSOME



This large Grade II listed house close to the centre of Diss has the whole package. Six bedrooms, four bathrooms, three large reception rooms plus a gym with built in sauna and workspace mean there is room for everything and everybody.

Within walking distance of the town centre and a fabulous outlook over Fair Green, it really is a must see.



KEY FEATURES

- An Exquisite Detached Grade II Listed Property with Origins Circa 1560 situated in Diss
- Six Comfortable Bedrooms and Four Bath/Shower Rooms
- Kitchen/Breakfast Room with Larder
- Three Further Reception Rooms plus a Study
- Garden Room/Gym with Built-In Sauna
- The Property has some Wonderful Period Features and has been Greatly Improved in Recent Years
- Sheltered Courtyard Garden with Fair Green found opposite the Property
- Garage with Parking Space and EV Charger
- The Accommodation extends to 3,009 sq.ft
- No EPC Required

This wonderful property has been used in many ways since it started life in 1560. Locals will know it as a restaurant space for around 30 years, but the current owners who have lived here for 11 years, have converted the space sensitively from commercial to residential, always "respectful of its character", and keeping everything possible of the original building including an ancient staircase now hidden in an upstairs cupboard! History is alive, but modern life is very well facilitated.

Downstairs, the rooms have been cleverly opened up to create a free-flow layout. From the dining room, you can look through a latticework of exposed structural timbers to the lounge, a bright room with deep-set casement windows maximising the western aspect and overlooking the green. This large double room connects through an open doorway to the sitting room, situated right at the heart of the house. If you thought a windowless internal room would be dark, think again. Light is drawn here through glass doors and openings on all sides and finds its way right to the very centre of the house. A huge brick chimney in the middle of the building serves large fireplaces in both the sitting room and adjoining dining room. The whole ground floor is the perfect through-space for entertaining with all rooms leading to each other through interesting openings and ancient doorways. "It's the best house in the world for hide and seek," says the owner!

The large sunny modern kitchen features smart shaker-style cabinets and the keen chef will thrill at the sight of the range cooker. The owner feels sure that all the years of professional cheffing that has gone on in here has rubbed off somehow! There is plenty of in-kitchen dining space as well as a large breakfast bar which wraps itself around a supporting brick column. Handsome glass doors lead out to the courtyard.





KEY FEATURES

Also on the ground floor is a large gym with a stunning wooden vaulted ceiling and built-in sauna. This was originally the restaurant conservatory, a space for private dining. A glass wall opens out to the courtyard. With light pouring in, it would make a wonderful studio.

An office occupies the opposite corner of the house, where two roads meet, though passers-by cannot see in. It's pretty windows with stained glass details are reminiscent of the store front it once must have been. This building has had many lives.

Upstairs, two large bedrooms flank the main central chimney breast, each with a fireplace. The bedroom overlooking the green has a small flight of stairs down to its private bathroom, where a big luxurious bathtub crosses a corner of the room. On the other side of the chimney breast is a large bedroom overlooking the courtyard with a smaller bedroom leading from it. Sharing a spacious, bright bathroom, these three rooms form their own little suite. The smaller bedroom would make a splendid dressing room with its large built-in mirrored cupboard but it is currently used as a study.

Off the main landing are two further bedrooms which share a shower room. In contrast to the larger bedrooms with their beautiful oak beams, these are modern, sleek and bright.

Up on the top floor, a recent conversion, is a lovely light landing which leads to a bedroom right under the pitched roof. It, too, overlooks the green. A shower room is tucked under eaves. This is a fantastic teenage bedroom as it feels quite separate from the rest of the house, being on its own floor. Similarly, it would make great guest quarters.

Outside is a large south-facing courtyard with attractive paving and raised brick beds. It's beautifully private and enclosed, with warm Suffolk pink walls, yet is a decent sized space with plenty of seating and barbecue space, lovely for al fresco dining and entertaining. There is also an off-road parking forecourt with an electric car-charging point and doorways leading into the garage and courtyard.





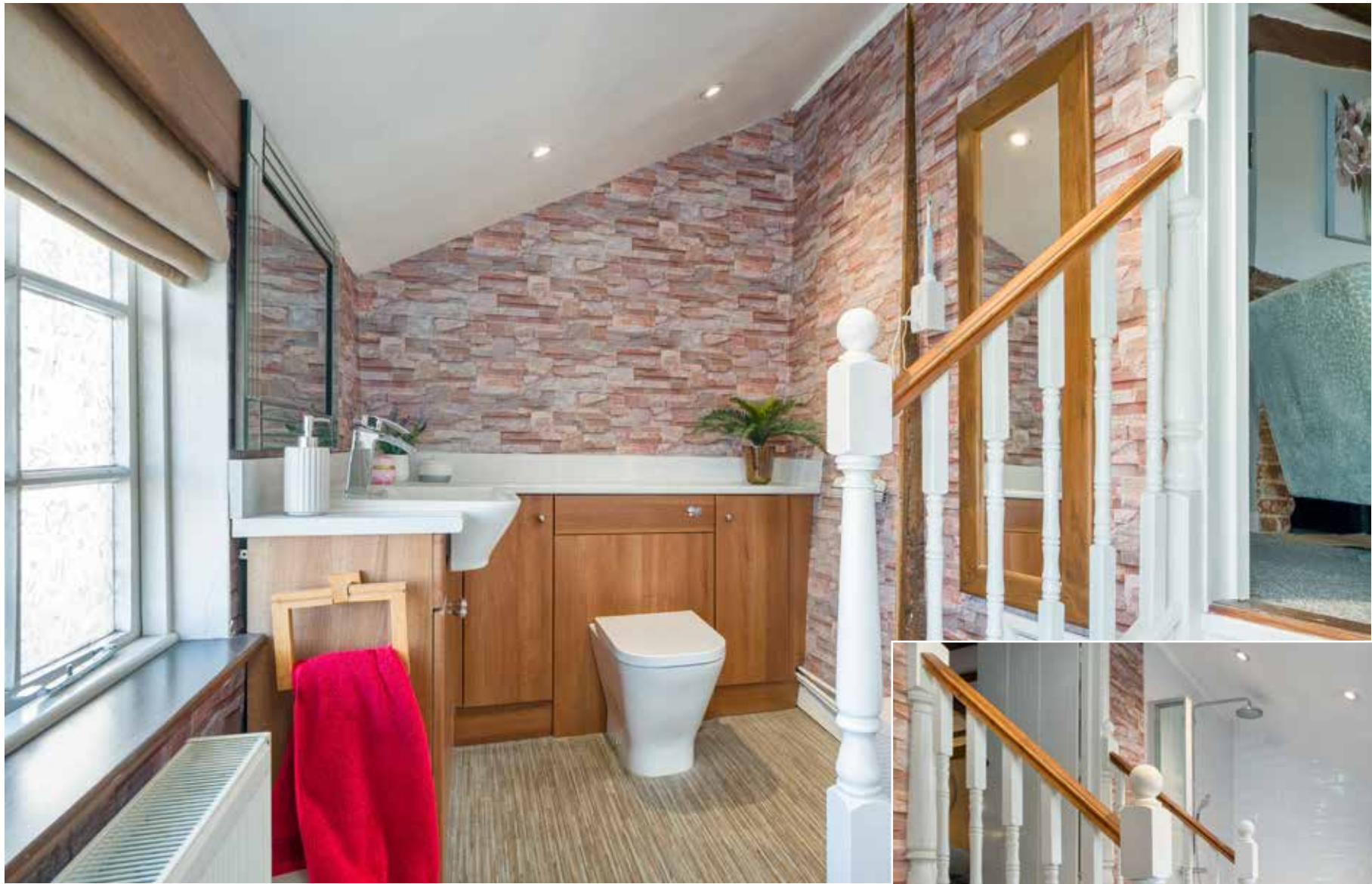




























INFORMATION



On The Doorstep

Just across the road is Fair Green with a great residents community. A fun fair, a circus and an antiques fair are just some of the regular annual events they put on. The house is within a few minutes' walk of Diss, a bustling market town with its supermarkets, boutique shops and railway station with regular connections to London and Norwich (Approximate journey time to London Liverpool Street Station 90 minutes). A number of lovely walks are on the doorstep - Wortham Ling and Roydon Fen to name just two.

Directions

Proceed from the Fine and Country Diss office to the roundabout and take the third exit onto Park Road. Continue over the next roundabout and take an immediate left hand turn onto Denmark Street. The property will be found on the left hand side overlooking Fair Green to the front.

What 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... *dolly, testing, dialect*

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Council Tax Band E
Freehold

Agents Note

The road to the left-hand side of the property which leads to the garage, also provides access to various other properties along the road, their garages and parking at the rear, also the rear of the pub and Diss bowls club - we are informed that for any maintenance they all chip in but there is nothing formal set up.

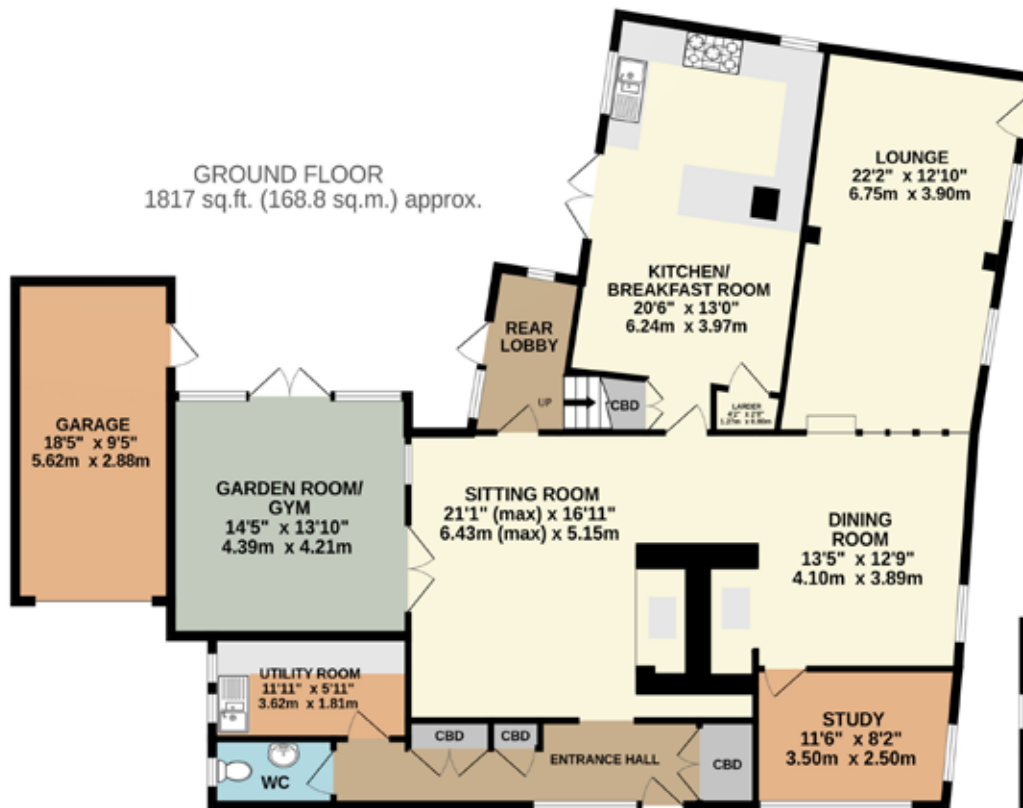
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TOTAL FLOOR AREA 3320 sq.ft (308.4 sq.m.)(approx.)

Accommodation: 3146 sq.ft (292.3 sq.m.) - Garage: 174 sq.ft (16.2 sq.m.)

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

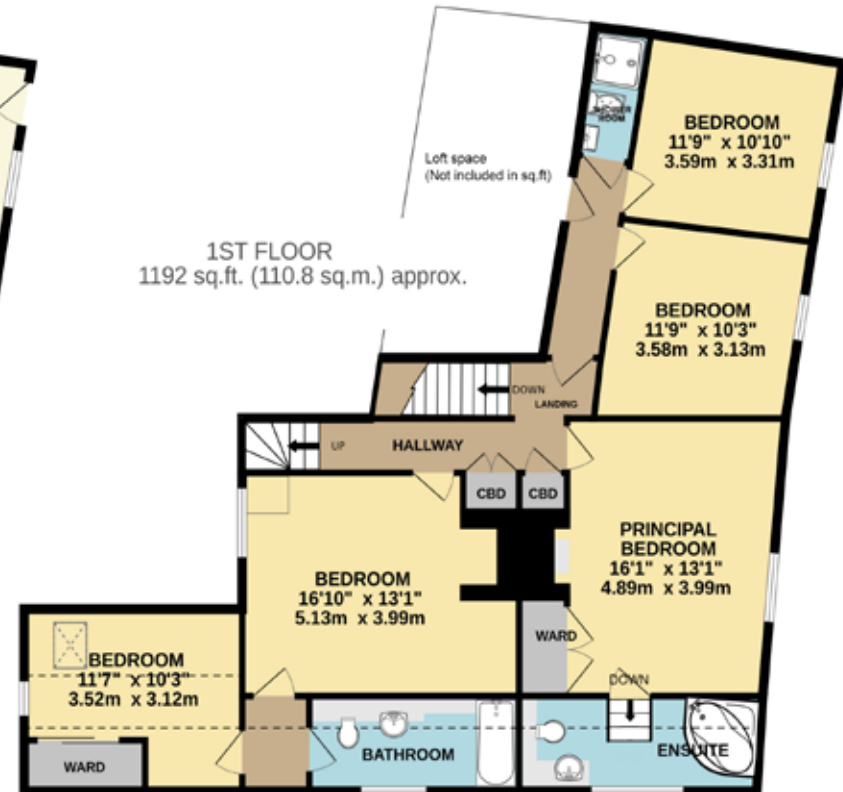
Produced by HomeSight Studios for Fine & Country Estate Agent.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
1192 sq.ft. (110.8 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

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FOUNDATION

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



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