



3 Red Brick Cottage  
Palgrave | Diss | Suffolk | IP22 1AZ

# HOME & HOSPITALITY



This enchanting attached four bedroom Red brick cottage dates back approximately 200 years and combines period charm with modern comfort. Sympathetically extended around three years ago, the home offers generous living space, a holiday let, delightful, landscaped gardens, a large garage and all in a 0.19 acre (stms) a delightful plot with wonderful farmland and country views.



# KEY FEATURES

- Wonderful Attached Home
- Beautifully Extended to Enhance Living Space
- Excellent Holiday Let – Potential Annexe (STP)
- Delightful, Well-Tended Gardens
- Large Garage and Adjacent Car Port
- Two Ground Floor Bedrooms & Two First Floor Bedrooms
- Superb Dining/Sitting Room with vaulted ceiling and Bi-Fold Doors to Garden
- Fitted Kitchen & Dining Hall
- Ground Floor Shower Room & First Floor Bathroom
- Additional Sitting Room for Flexible Living

## Step Inside

A beautiful French lime tree provides a canopy, almost hiding the front door into the kitchen, not seen from the road. The kitchen is a bright room with breakfast bar and seating around the large Columbian granite island, inviting you to linger and chat to the chef. A door from the kitchen takes you to a grand hallway with further table and even space for a piano – plus bay window, door to the rear gardens and stairs to the first floor. To the left of the hall is the cosy sitting room with magnificent Inglenook fireplace hosting a wood burner for winter warming and a further bay window flooding the room with light. To the right of the hall is the extended dining hall/sitting room, with vaulted ceiling and bifold doors leading to the large decking area and garden. This is a versatile space and could also be a great games room or gym. This is the owners favourite summer spot, bifolds back, breeze in, and with views of the huge deck and tranquil gardens beyond. The entrance hall, dining room and seating area has engineered wood flooring. Off the dining hall is a door to an internal hallway with ground floor shower room and two storage cupboards plus a double bedroom. Further along the dining hall is a step up through double doors to another bedroom, which could also make a great study. The current owners have welcomed up to 11 people and more for fabulous Christmas, New Years and garden party celebrations. Having plenty of room for people to stay over and space to socialise too, the family stay and never want to leave!

## Enchanting and Efficient

The owners have retained the integrity of the cottage so well - a 200 year old beautifully weathered vertical beam, once part of the original kitchen wall takes centre stage in the entrance hall whilst doors were stripped back and dressed with traditional black latches, and the extension showcases an exposed brick wall. Cottage garden flowers and a traditional kitchen garden are found to the front of the property. As pretty as this home and gardens are, running costs and sustainability have not been neglected either. The annex has independent air source heat pump heating, and its roof, along with the garage, hosts a total of 19 solar panels, with two batteries keeping running costs really low along with the 9.5kw wood burner in the sitting room. The boiler was only installed 2 years ago, and the domestic treatment plant is just 3 years old, so the infrastructure is futureproofed too. This charming home runs efficiently with modern comforts in abundance.









# KEY FEATURES

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## Exploring Upstairs

The central staircase leads to a first floor with principal bedroom boasting built in wardrobes, beautiful beam work and a wonderful piece of artistic exposed brickwork to remind you of the heritage of the home. The second double bedroom makes a fabulous guest room currently. This floor feels wonderfully separated from the social aspects of the house and could be perfect for visiting friends with children, or for a teen's yearning for independence, with bedroom, bathroom, and den perhaps. The large family bathroom compliments this level perfectly, a quirky space with enormous shower and wonderfully deep freestanding tub.

## Eat, Sleep, Unwind

The annexe is a sweet one-bedroom retreat and currently used as a successful holiday rental. The open plan, vaulted kitchen/dining/sitting room, offers lots of cupboard space with room for a table and seating and has wood style flooring plus double doors to a private gravelled seating area. The double bedroom has an ensuite shower and double doors to a clever covered hot tub deck, with further exterior seating. What a perfect getaway for two, and useful to have this option for visiting family too.

## Step Outside

Farm and grazing land surround this charming home which sees the working part of the gardens to the front the house, where the magic happens with a kitchen garden, well stocked for veggie growing. The current owners have grown various crops including parsnips, cabbage, runner beans, and rhubarb, filling the freezer and cooking up culinary delights for family visits. Approached by metal gates, the driveway to the rear opens out to a garage and huge carport on your left and the annex to the right, with parking for up to nine cars. These rear social gardens are southeast facing and completely enclosed so very safe for children and dogs to roam free. A meandering paved pedestrian pathway leads to an oasis of beautifully landscaped grounds. The planting is thoughtful with mature evergreens for all round colour, hardy plants to withstand the sun and includes a 450yr old olive tree! The skilful results provide established shrubs and flowering plants, awash with colour and fragrance – a feast for the senses. The expansive decking off the dining hall offers space for various seating and extends to the side of the house with views over farmland – whether chasing sun or shade you can find peace here or BBQ for the masses. The gorgeous summer house, currently used as a craft room, with its own deck and pergola with adjustable shade cover, is a wonderful space to hideaway with a good book or a large glass of red when the house is quiet once more. The garden is lit all around and is as magical in the evening, stargazing from the decking, as it is during sunlight hours. Add to this offering a potting shed, chicken coop and unusual hexagonal greenhouse and hint more of country living with visiting wildlife including deer, barn owls and birdsong... honestly, what more could you wish for?































## Self Contained Holiday Let



# INFORMATION



## On The Doorstep

The property enjoys a serene atmosphere in the attractive village of Palgrave with many historic listed buildings set in a conservation area. Along with the historic charm, Palgrave provides a primary school, a playing field, a village green plus an active community centre with club bar which runs quiz nights, film evenings, craft fairs and summer fetes, so there is something for everyone here.

## How Far Is It To....

Close by the bustling market town of Diss offers a whole variety of amenities, including supermarkets, schools, parks, Golf club, and the scenic Diss Mere, where you can enjoy waterfront dining. The rail links to London are real bonus with the journey time approximately 90 minutes to Liverpool St and a mere 20 minutes to the cathedral city of Norwich. Road links are also good with both the A140 Norwich to Ipswich Road and the A143 Great Yarmouth to Haverhill easily accessible from Palgrave.

## Directions

Proceed from the market town of Diss along Victoria Road taking a right hand turn past the Diss golf club. At the roundabout take the third exit onto the A143 in the direction of Bury St Edmunds. The property will be found on the left-hand side set back from the road with a Fine and Country for sale board.

## What Three Words Location

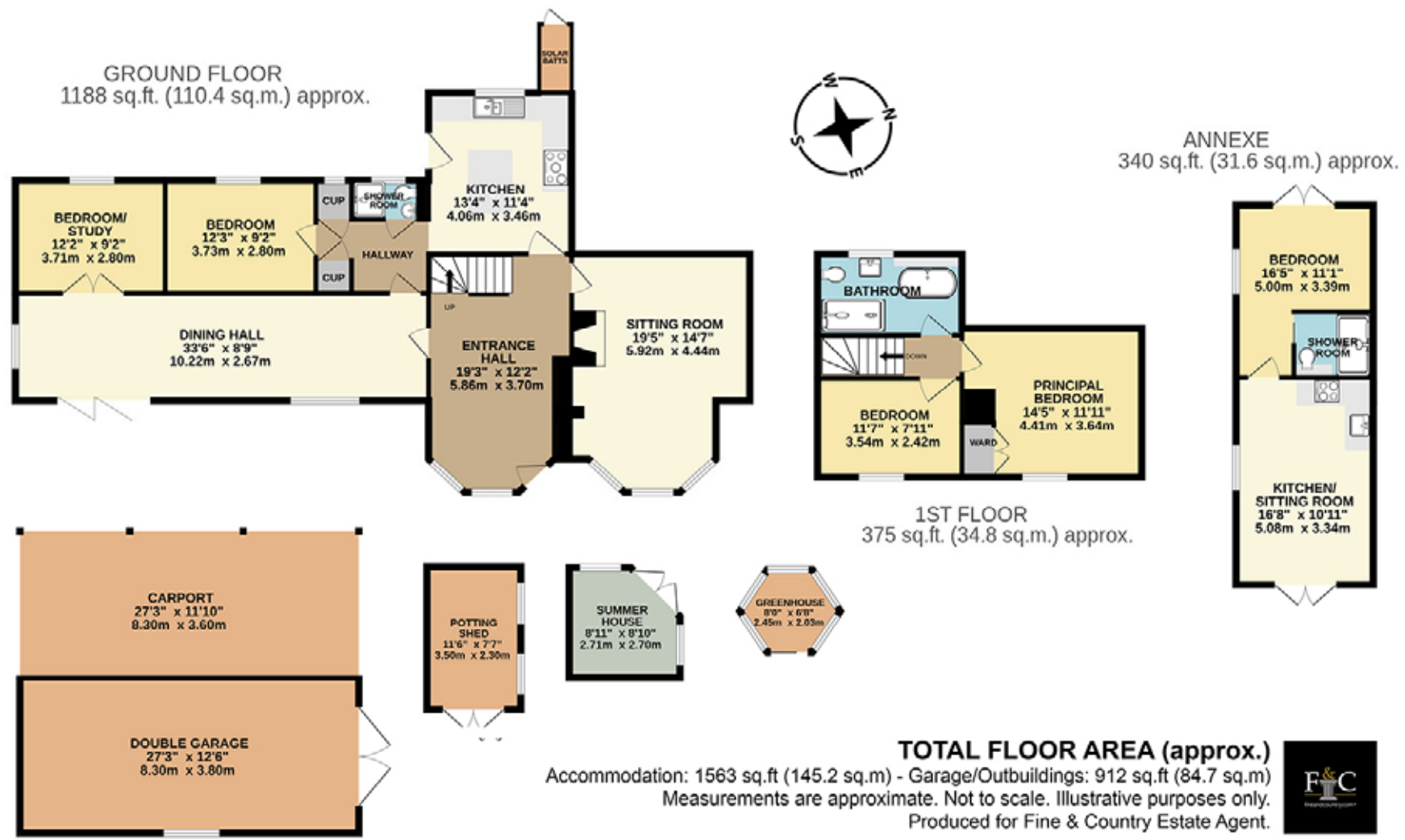
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words /// reverted.punch.ooze

## Services, District Council and Tenure

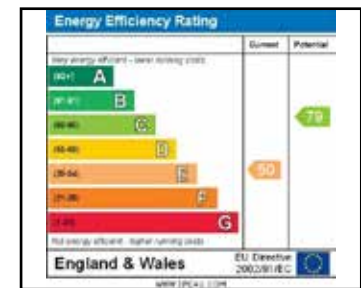
Oil Central Heating Main House/Air Source Heat Pump - Annex  
Mains Electricity and Water  
Drainage - Domestic Treatment Plant  
Mid Suffolk District Council- Council Tax Band D-Freehold  
Broadband Connection please check <https://www.openreach.com/fibre-checker>  
Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

## Important Agents Note

Under Section 21 of the Estate Agency Act 1979 we have a duty to inform potential purchasers, one of the vendors of this property is an employee of the Fine & Country Diss Office.



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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