

Mill Lane, Thorpe Abbotts, Diss, IP21 4JA

Guide Price

£500,000 - £525,000

Whittley Parish

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

- Guide Price £500,000 - £525,000
- Double garage & carport
- Tucked away & secluded position
- Southerly facing rear gardens
- Immaculately presented throughout
- Approx 1,900 sq ft of versatile living space
- Freehold
- EPC Rating D
- Council Tax Band E

Tucked away in a private setting the property enjoys a tranquil position within the desirable village of Thorpe Abbots, on the South Norfolk border. This charming village is surrounded by picturesque countryside along the Waveney Valley and offers a beautiful assortment of many period properties, it is a fine example of a pretty and quintessential Norfolk village. Conveniently located only six miles east of Diss and four miles west of Harleston, residents have easy access to local amenities. The historic market town of Diss provides a wide range of amenities and facilities alongside a mainline railway station with direct services to London Liverpool Street and Norwich.

This stunning barn conversion, thought to have been converted in the 1970s displays pleasing mellow red brick elevations under a pitch clay pantile roof, heating is by way of a modern oil fired central heating boiler via radiators. The barn offers approximately 2,000 sq ft of versatile living space. The property boasts a pleasing layout with well-proportioned rooms, all flooded with natural light. Having been significantly enhanced and upgraded in the last couple of years, the home is now beautifully presented in excellent decorative order throughout. Both reception rooms are generously sized, enjoying views and access to the rear gardens. The larger room features a striking Inglenook-style fireplace, creating a standout focal point. A home office, conveniently located off the second reception room, provides an excellent space for remote working. The kitchen is another standout feature, installed just two years ago to a particularly high specification. It includes an excellent range of integrated appliances and granite work surfaces. The well-fitted utility room is conveniently located just off the kitchen. All four bedrooms are well-sized. The two largest bedrooms feature the luxury of en-suite facilities, and there is also a separate family bathroom. All bathroom suites were replaced within the last two years and remain in show-home condition. The fourth bedroom is currently used as an additional reception room, offering flexible living space.













Externally, the property is approached via a private driveway. It is situated in a tucked-away and secluded position, backing onto rural woodland that provides a most pleasing backdrop. A hardstanding driveway offers plenty of space for off-road parking and leads up to the double detached garage, which features electric up-and-over doors and an adjacent carport. The well-stocked and established gardens enjoy a southerly aspect.

ENTRY:

HALLWAY:

BEDROOM FOUR: - 4.14m x 4.78m (13'7" x 15'8")

BEDROOM THREE: - 2.29m x 4.85m (7'6" x 15'11")

BATHROOM: - 1.60m x 2.87m (5'3" x 9'5")

BEDROOM TWO: - 3.63m x 4.80m (11'11" x 15'9")

EN-SUITE: - 1.50m x 1.88m (4'11" x 6'2")

BEDROOM ONE: - 3.00m x 4.80m (9'10" x 15'9")

EN-SUITE: - 2.16m x 2.97m (7'1" x 9'9")

KITCHEN: - 4.39m x 3.23m (14'5" x 10'7")

UTILITY: - 3.53m x 1.47m (11'7" x 4'10")

WC: - 2.06m x 1.73m (6'9" x 5'8")

RECEPTION ROOM ONE: - 6.32m x 4.47m (20'9" x 14'8")

RECEPTION ROOM TWO: - 4.50m x 3.61m (14'9" x 11'10")

OFFICE: - 1.73m x 3.61m (5'8" x 11'10")

AGENTS NOTE: The property in question benefits from a right of way access over the private driveway leading to the barn and is situated within a conservation area.

SERVICES:
Drainage - private treatment plant
Heating - oil
EPC Rating D
Council Tax Band E
Tenure - freehold



Whittley Parish

Approximate total area(1)

1920 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing Arrangements

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