



Street Farm  
Shelfanger | Diss | Norfolk | IP22 2DQ

# HERITAGE WITH MODERN CONFIDENCE



Dating back to 1586, this exceptional Grade II listed timber-framed farmhouse beautifully balances historical significance with modern comforts and versatility. Set within landscaped grounds the home extends to approximately 3,765 sq. ft. and includes a self-contained annexe, making it ideal for multi-generational living, guest accommodation, or income potential (subject to consents), all just a short drive from the amenities and direct London rail links of Diss.



# KEY FEATURES

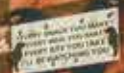
- A superb Grade II Listed 4-bedroom Farmhouse
- 1-bedroom Single Storey Self Contained Annexe
- Three Reception Rooms
- Kitchen with SMEG Range, Larder, and Utility Room
- Master Bedroom with Dressing Area and En Suite Bathroom
- Three Further Bedrooms; Family Bathroom and En Suite Cloakroom
- Self-Contained Annexe with a Double Bedroom
- Ample Parking; Garaging and Stores
- Enclosed Landscaped Gardens
- The Accommodation extends to approx. 3,765sq.ft

This home is full of soul, providing a unique blend of heritage with modern confidence, offering space and flexibility of use. It presents a lifestyle defined by character and comfort and is equally homely when there is just two of you at home as when it is in complete entertaining swing with a fire, a feast, and a full house. While steeped in history, the home has been carefully maintained retaining the home's integrity with mullions still intact but protected from the elements. Futureproofing includes new timber-framed double-glazed windows installed in 2023 with full listed building consent (insured until 2033); a modern serviced water treatment plant and updated heating pipework allowing ease of access.

## Step Inside

The main house provides generous and characterful accommodation, including three reception rooms that highlight a wealth of original features. The sitting room is particularly inviting, with exposed beams and brickwork, stained glass windows, and an inglenook fireplace with wood burner, creating a warm and welcoming atmosphere. This room is the cosy spot in winter, snuggled by the fire but also the coolest room in the heat of the summer with thick walls and beam work. A second, more intimate snug offers flexibility as a playroom, teens den, media space or as the current owner uses this space, an office ideally situated at the end of the house, with its own entrance to the gardens. Positioned to the rear, the dining room is filled with natural light from rooflights and full-height glazing, complemented by a semi-vaulted ceiling, making it an ideal setting for grown up entertaining coming into its own at Christmas decorated with fairy lights and greenery. Equally in summer the double doors open to the terrace making alfresco entertaining simple. At the heart of the home lies the farmhouse kitchen, rich in personality and centred around a modern SMEG induction range set within an attractive arched brick surround, discovered and reinstated by the current owners when they removed the original oven. The space is further enhanced by unique built-in bench window seating, generous storage, and a huge walk-in pantry – every chef's dream!





# KEY FEATURES

---

The kitchen is where the current owners' revel in a morning cuppa watching the birdlife as the sun comes around. The separate utility room has its own external door, great for muddy boots and paws after country strolls and a day in the garden, and hosts stairs to a loft room over the garage as well as a connecting door to the integral garage. The garage leads to a storeroom with a door to a covered walkway leading to the annexe, ensuring a natural flow throughout the property.

## Where Everyone Feels At Home

Constructed in the 1980s, the single-storey annex provides excellent independent accommodation, and benefits from its own independent boiler and electricity metre. Accessed via a covered walkway from the main house straight into the annex kitchen, or from its own front door this versatile addition offers private living space for extended family, guest accommodation, or potential rental income as offices/business use, subject to consents. The annex front door opens to the hallway from which a large airy double bedroom and the convenient wet room are found along with the living room. This social space has wonderful sliding patio doors to the garden and private terrace where no view of the main house is possible, just garden vistas. From the living room a sliding door leads to a sleek modern kitchen with every mod con, open planned with a bright dining area. The annex enhances the long-term appeal of this property creating a perfect balance between privacy and togetherness.

## Explore Upstairs

The home offers four bedrooms within the main house, full of character with weathered beams and wonky walls telling stories of the past and thoughtfully arranged to provide comfort and privacy. The main wide staircase leads to a bright landing and at one end is the principal suite, a dual aspect room bathed in natural light, with built in "his n hers" wardrobes and a generous ensuite bathroom. Three further double bedrooms are served by a family bathroom, while bedroom two benefits from its own ensuite cloakroom and access via a secondary staircase, offering an ideal solution for guests or teenage family members seeking additional independence. This bedroom and the snug downstairs have been used in the past as almost an extra annex having its own external door from the snug, separate stairs, and a bedroom with WC.





With love and care  
from the people of  
the village



LIVE WELL  
LAUGH OFTEN























The Annexe





The Annexe











# INFORMATION

---



## Step Outside

Outside, the property is approached through traditional five-bar gates leading to a generous brick weave driveway, providing ample parking alongside garaging, metal shed storage, two useful stables with power and lighting and even include a gardener's loo! The garage has a first floor accessible from the utility room with roof windows, carpeting, electrics, and heating making it a wonderful hobby space. The gardens are thoughtfully landscaped and fully enclosed, keeping children and dogs safe, and offer a private and tranquil setting ideal for outdoor entertaining or quiet enjoyment with lawns, mature trees, and hardy shrubs. A terrace and portable pergola positioned between the kitchen and dining room create a sheltered and inviting space, perfect for making the most of warmer months and providing shade on the hottest days – offering an extra outside room, whilst the terrace outside the snug offers a real sun trap. From the annex, the landscaped pathway meanders around the house, opening out into terraces and then winding its way to the side – this is perfect for those with accessibility needs or in the case of the current owners, ideal for children and bikes! Birdlife is prolific here, with the grounds backing onto fields and along with birdsong you might hear the odd snuffling of visiting hedgehogs too.

## On The Doorstep

Shelfanger, offers a quiet, peaceful village life and offers a village hall and church for community events. There are plenty of pathways through open fields, to take countryside walks and for nature lovers there is a nature reserve close by. Nearby Diss offers schooling for all ages with further schools in the surrounding villages.

## How Far Is It To...

Diss provides day to day facilities including healthcare services, leisure facilities banking, supermarkets, independent shops, cafés, restaurants, and pubs. Transport links are strong, with Diss railway station providing direct services to Norwich and London Liverpool Street, and easy access to surrounding villages and towns via the local road network.

### Directions:

From Diss head north on the B1077 to Shelfanger and take a right on to Rectory Road. The property is on your left.

## 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... What 3 Words Location [///tins.seriously.essential](http://tins.seriously.essential)

## Services, District Council and Tenure

Oil Fired Central Heating (separate for Annex and Main House)

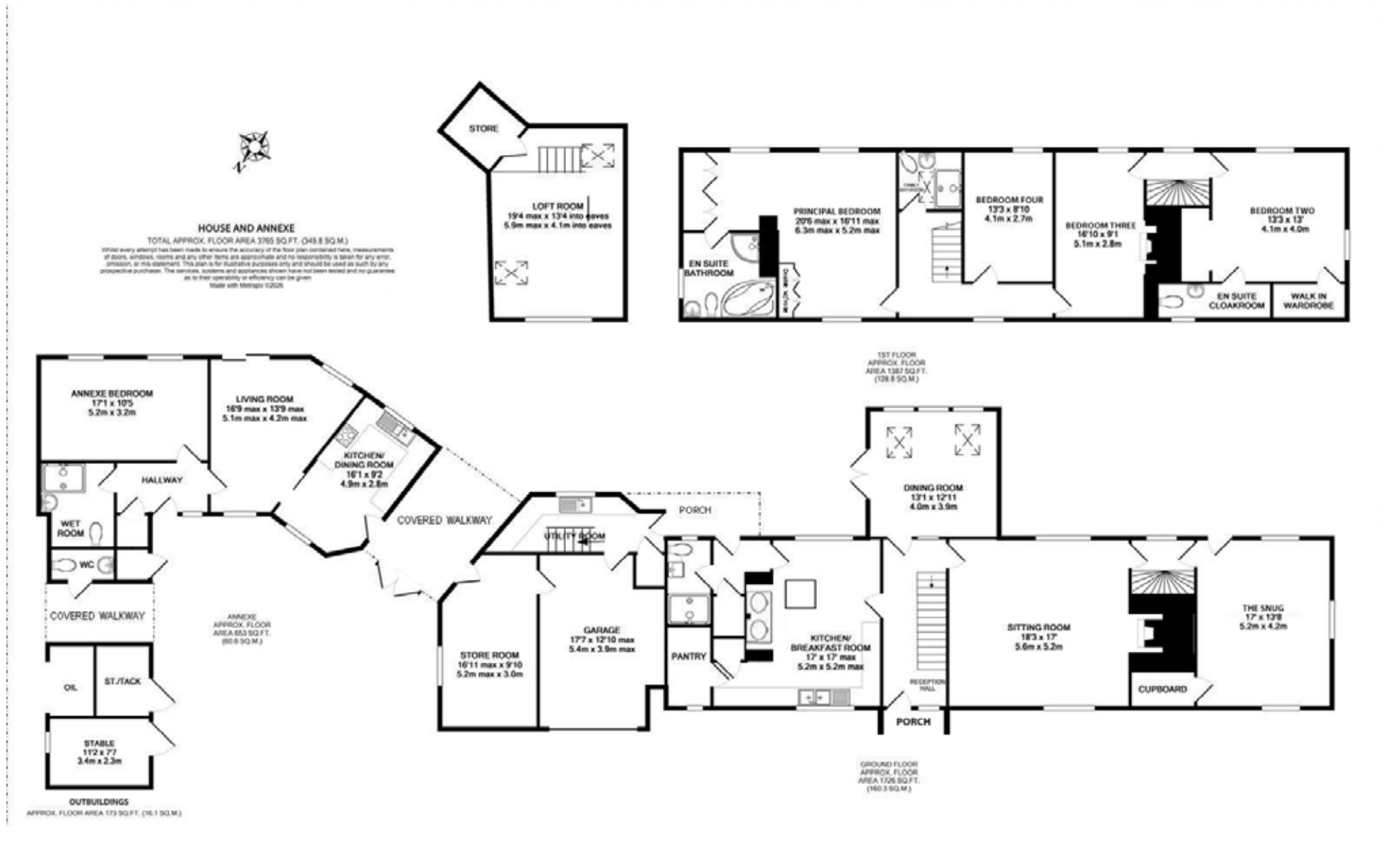
Mains Electricity & Water

Drainage- Water Treatment Plant

Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

South Norfolk District Council – Band F – Freehold



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](https://fineandcountry.com/uk/foundation)



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

