



Upper Street, Gissing, Diss, IP22 5UW

Guide Price £675,000

A charming period cottage that has recently undergone an extensive refurbishment program resulting in an exquisite finish, while still maintaining its unique character. Nestled in a picturesque rural setting, the cottage offers stunning views of surrounding farmland and established woodland, creating a beautiful backdrop.

- Idyllic rural position
- Significantly upgraded & enhanced
- 2 en-suites
- Freehold
- Approx 1,800 sq ft
- 0.22 acre (sts) gardens & outbuildings/workshop
- Council Tax Band D
- Energy Efficiency Rating N/A.



Property Description

Situation

Located in the highly desirable village of Gissing surrounded by picturesque countryside and adjacent to a scenic woodland area, being conveniently situated just five miles north of Diss. Gissing is a charming and historic village, known for its well-preserved period properties and thriving local community. The village features a beautiful 12th-century church, which is located opposite a pub and a newly built community centre, thanks to lottery funding. For a wider range of amenities, residents can visit the nearby market town of Diss, which also offers a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This historic Grade II listed cottage, believed to have originated in the 1700s, was once three individual cottages, and is of massive oak timber frame construction, under a clay tiled roof and with pleasing colour washed rendered elevations, the cottage boasts charming colour-washed exteriors. In the past decade, the property has undergone a significant renovation program, with meticulous attention to detail to preserve its original features. The result is a stunning and impeccably finished home. Spanning approximately 1800 square feet, the cottage offers versatile living spaces and includes two en-suite bedrooms and two reception rooms. With a delightful blend of heritage and luxury, this property is perfect for those seeking a unique living experience.

Externally

The cottage is nicely positioned away from the main building line. The entrance is through a shingle driveway (right of way) that passes by the cottage and leads to the rear gardens and outbuildings. Two spacious outbuildings are included, one functioning as a workshop/garage and the other as a studio. The property sits on a sizeable plot of approximately 0.22 acres, providing plenty of privacy and seclusion with a backdrop of rural fields and mature woodland. A sizable paved patio area adjoins the back of the house, offering ample room for outdoor dining and entertaining.

The rooms are as follows:

ENTRANCE HALL: Access via an oak storm porch to front, period solid wood door giving access through, brick flooring and brace and batten doors giving internal access to the kitchen and reception room two. A pleasing first impression.

RECEPTION ROOM ONE: 10' 3" x 17' 3" (3.12m x 5.26m) A triple aspect room being heavily timbered with inglenook style fireplace to side and inset cast iron stove set upon a pamment hearth with oak bressumer beam over. Door to side with stairs rising to first floor level.

RECEPTION ROOM TWO: 10' 3" x 18' 2" (3.12m x 5.54m) A spacious dual aspect room with windows to the front and rear, inglenook fireplace to side with inset cast iron stove, exposed red brickwork and oak bressumer beam.

KITCHEN/DINER: 22' 5" x 16' 3" (6.83m x 4.95m) An impressive family room being of a generous size with exposed timbers and beams, pamment tiled flooring, fireplace to side with inset cast iron stove. This bespoke kitchen offers a good range of base units, oak work surfaces, gas range to side, Butler sink and fitted dishwasher and fridge.

GARDEN ROOM: 16' 9" x 10' 3" (5.11m x 3.12m) A latter addition enjoying views and access onto the rear gardens, field views beyond. French doors leading onto the paved patio area. Utility to side and access through to the ground floor bathroom.

UTILITY: 5' 5" x 6' 10" (1.65m x 2.08m) With work surface to side, space for white goods, sink to side.

BATHROOM: 8' 7" x 6' 0" (2.62m x 1.83m) An immaculately presented three piece suite with bath and shower attachment, low level wc, bidet and hand wash basin. Heated towel rail.

FIRST FLOOR LEVEL:

BEDROOM ONE: 13' 1" x 17' 7" (3.99m x 5.36m) With window to the side aspect, a generous size bedroom with vaulted ceilings accentuating the feeling of space. Additionally having the luxury of en-suite facilities. Exposed red brick chimney breast rising.

EN-SUITE: 8' 0" x 7' 6" (2.44m x 2.29m) A modern suite in white with corner tiled shower cubicle, low level wc, bidet, hand wash basin and heated towel rail. Window overlooking the rear gardens.

BEDROOM TWO: 12' 11" x 17' 10" (3.94m x 5.44m) A large bedroom with window to the front aspect, vaulted ceilings, exposed timbers and beams, access from the staircase rising from reception room two.

BEDROOM THREE: 14' 9" x 14' 8" (4.51m x 4.47m) With vaulted ceilings, exposed timbers and beams and the luxury of en-suite facilities. Windows to the front and rear aspect. Staircase to side giving access to the kitchen/diner.

EN-SUITE: 5' 10" x 6' 4" (1.78m x 1.93m) Comprising a tiled shower cubicle, low level wc, hand wash basin, bidet and heated towel rail.

SERVICES:

Drainage - private sewerage plant

Heating - oil

EPC Rating - Grade II Listed

Council Tax Band - D

Tenure - freehold

OUR REF: 8397



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

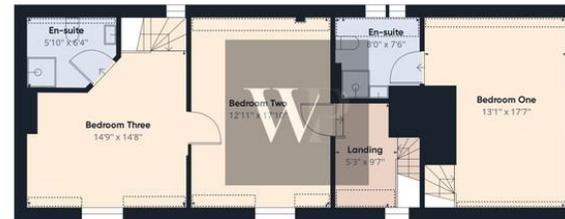
sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1857.66 ft²

Reduced headroom
81.39 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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