



Waveney Cottage
40 The Street,
Brockdish
IP21 4JY

Guide Price: £495,000





- Detached, grade II listed cottage
- Grounds extend in total to 1.33 acre
- Backing onto the River Waveney
- Large vaulted Living room
- Original bread oven in situ
- Breath taking countryside views
- No onward chain

Location

The peaceful, South Norfolk village of Brockdish lies approximately 7 miles to the east of the Norfolk/Suffolk border town of Diss and has a pub and village hall with an active community. Further amenities are available at Diss which offers an excellent range of local and national shopping, various sporting and social amenities including rugby, football and cricket clubs along with an 18 hole golf course and driving range. In addition, the town has a mainline railway station on the Norwich to London Liverpool Street line with trains arriving in London in around 90 minutes. Scole primary school is just a short drive away, with secondary schooling is available at Archbishop Sancroft CE High School in Harleston and Diss High School, which has a sixth form department. Road access to and from Diss is excellent, with Norwich and Ipswich both roughly 25 miles away via the A140. Bury St Edmunds lies around 20 miles to the south west via the A143, connecting to the A14, whilst the A11 is 16 miles to the west leading to Newmarket, Cambridge and London.





Property

Waveney Cottage is a deeply loved home which has been in the same family for a number of years. Grade II listed, the house stretches back away from the road, having a number of formal rooms which offer flexibility as to their uses, the property presents the opportunity for the next owner to 'add their own stamp' to the decor and fittings moving forward. The kitchen/diner is a good size and stands out, as does the large, triple aspect vaulted sitting room, which still has the original bread oven in situ. A wide first floor landing opens to three bedrooms located at the front end of the property.

Outside

A huge selling point for the cottage is undoubtedly the superb outside space. A driveway down the side of the cottage open to the garage, outbuildings and rear garden. The initial section of the garden has an array of flowers and small pond, with the garden then opening up to a large expanse of lawn with series of trees dotted through the plot, creating a parkland feel. The gardens leads to the banks of the River Waveney which make for a unique place to sit, relax and take in breathtaking nature and the countryside views.

Services

Services

Mains electricity, water and drainage are connected. Gas central heating.

How to get there:

What3words: ///arming.refer.limelight

Viewing

Strictly by appointment with TW Gaze

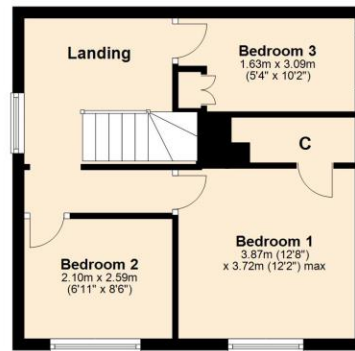
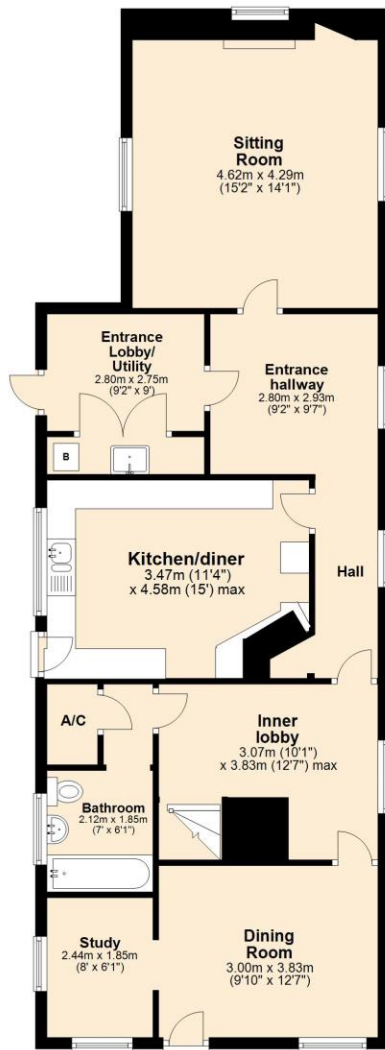
Tenure: Freehold

Council Tax Band: C

Ref: 2/19517/RM/KH

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Total area: approx. 129.3 sq. metres (1392.2 sq. feet)

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