



Rear elevation

The Old Granary
Bridge Road,
Burston,
IP22 5TH

Offers over: £525,000





- Detached Character home within mature grounds
- Affectional known as an 'upside down' house
- 0.6 acre (stms)
- Self-contained annex with kitchen and shower room
- Double garage adjoining the annex
- Non-estate position
- PV Panels contributing towards energy bills
- No onward chain
- 4 miles from Diss

Location

The Old Granary is located within a non-estate position with field views opposite the driveway entrance. Nestled in the idyllic Norfolk countryside, Burston is a charming village steeped in history and community spirit. The village offers serene rural living with picturesque landscapes, providing an ideal setting for those seeking tranquility and a connection to England's rich heritage. Just 4 miles away is the bustling South Norfolk Market town of Diss, which is also picturesque, with its character buildings and Mere, which naturally formed during the last Ice Age and creates a focal point within the town centre. Diss has a good selection of independent shops, and national retailers, including a Morrisons, Tesco and Aldi supermarkets. The town also has various transport links, with buses and a main station on the London Liverpool Street line.





The Property

The house offers deceptively sizeable accommodation than initially appear from front inspection, with the main house totaling roughly 1900 sq.ft. The property has been extended in past years, adding to the ground floor space which are currently utilized as 2 bedrooms (which both access a shared shower room, an office and a further garden room. There is also second shower room off the hallway. The first floor certainly has a 'wow' factor, uniquely offering a spacious, open plan living room / dining room with glazed framing surrounding the central staircase; this good size reception area spans a large section of the upstairs and could easily make for a handy study area at the far end. French doors open onto an external staircase to the ground floor, which provides another safety entrance into the property. The kitchen/diner, also on the first floor and has plenty of base and storage units.

The annex

Found across from the main house, the annex offers excellent, self-contained ancillary accommodation. The main vaulted living / bedroom space is 21' in length and has doors leading into the annex kitchen with fitted units, a shower room and large storage cupboard.

Council Tax: Band A

Outside

There is a grandeur on approach to the property, with its long driveway leading past a generous expanse of lawn with mature trees. The driveway continues directly to the front of the house and round to the double garage and adjoining annex. Well kept, mature lawns extend to the side and behind the main house. To the left-hand side is separate detached outbuilding which has water, power and lighting which could be used as a laundry room/utility. adjoining is a useful tool shed.

Services

Mains electricity and water are connected. Electric heaters. Private drainage system

How to get there

What3words ///activates.unwraps.outsiders

Viewing

By appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: E (main house)

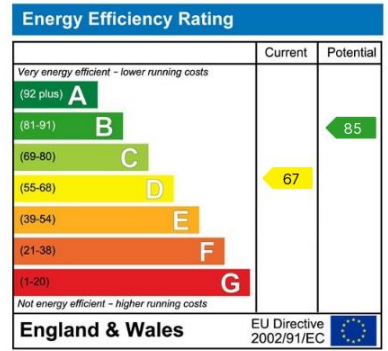
Ref: 2/19579/RM

Important Notice

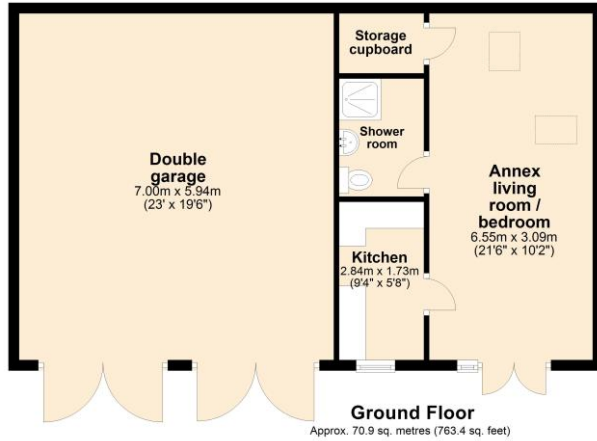
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

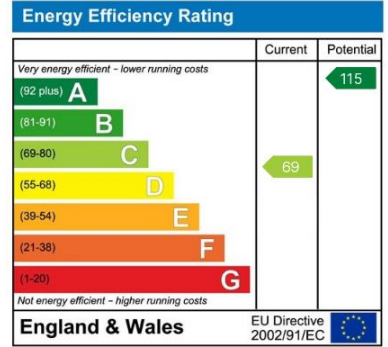
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



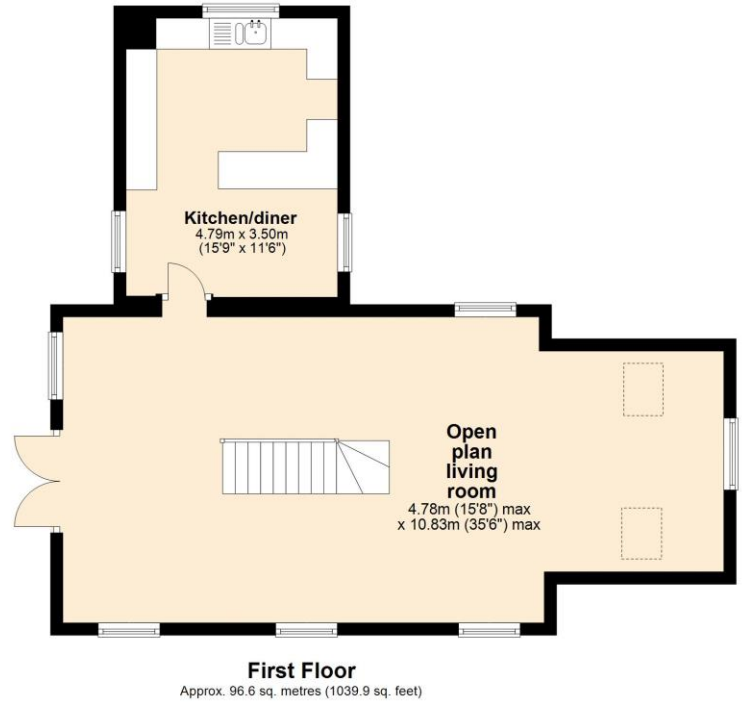
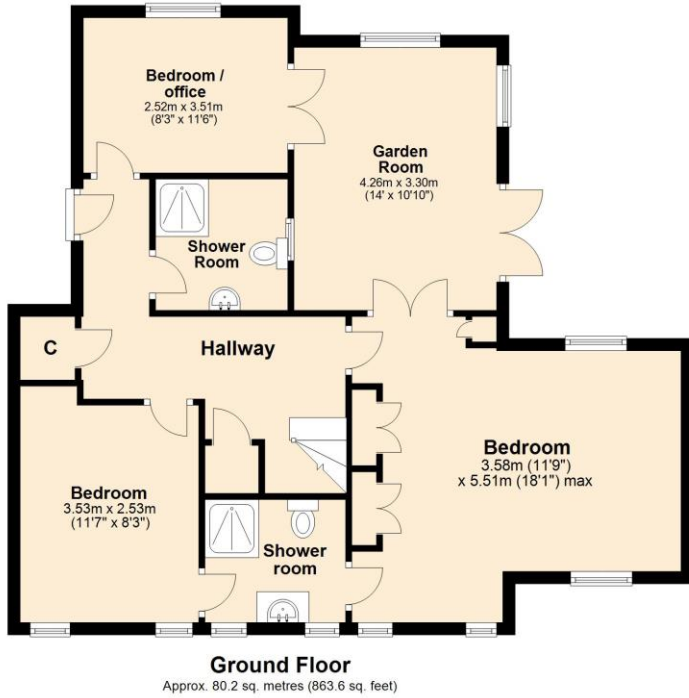
Main house EPC



Total area: approx. 70.9 sq. metres (763.4 sq. feet)



Annex EPC



Total area: approx. 176.8 sq. metres (1903.5 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.