Common Road | Shelfanger | IP22 2DP

Offers Over £375,000

twgaze

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Nestled in the charming village of Shelfanger, this delightful detached Grade II Listed property on Common Road. Five bedrooms with a garage with parking for multiple cars.

- Popular Village Location
- Five Bedrroms
- Garage and parking for multiple vehicles
- Detached with large plot
- Scope for further extension

Location

South View is situated on the centre of the small village of Shelfanger which has excellent local primary schools in the nearby villages of Bressingham and Winfarthing. Shelfanger lies 3 miles north of Diss, a busy market town offering a wide range of facilities including schooling to sixth form level, local and national shops, sporting and social clubs including an 18 hole golf course. The mainline railway in Diss gives access to both Norwich and London Liverpool Street with a journey to London taking around 90 minutes and the cathedral city of Norwich is just over 20 miles to the north where there is an international airport. The coastal towns of Aldeburgh and Southwold are around 30 miles away and Cambridge is reached in around 75 minutes.

Property

Set in the heart of Shelfanger, this distinctive Grade II Listed property five-bedroom cottage is steeped in history and full of character. Thought to date back to the early 17th century, it retains much of its original charm, with a roughcast timber-frame beneath a steep pantile roof, complete with gabled ends. A central brick chimney stack anchors the home, while two gabled dormer windows add to its period appeal. Inside, the property offers a wealth of original features, beginning with two generously sized reception rooms, each offer the focal point of an impressive inglenook fireplace housing a wood-burning stove. The kitchen is a true heart-of-the-home space, with room for a dining table and a traditional Rayburn nestled into a handsome brick surround. A separate dining area provides a more formal setting, while a study offers a quiet retreat for work. A downstairs bathroom and a further shower room add practicality, a spiral staircase leads to a secluded bedroom, ideal for guests or a private hideaway. Upstairs, via a separate staircase to the rear of the house, four further proportioned bedrooms complete the accommodation. The property benifitted from two extensions over the years, the first being the kitchen extension in 1970 and then later a front extension in 1982.

Outside

The cottage sits within a generously sized plot, where established gardens unfold with sweeping lawns, mature trees, and carefully tended borders bursting with seasonal colour. At the northwest end of the property, a modern lean-to garage provides useful storage, a pleasant summerhouse offers a sunny spot to sit in the summer months. To the rear of the garden is separate area set out a vegetable patch with raised beds and potting sheds. A spacious driveway to the front allows for multiple vehicles and provides an inviting approach to this charming home.

Services: Mains electricity and Water, Oil central heating and private drainage.

Council Tax: D

How to get there: What3words - ///bolts.call.fidgeting

Viewing: Strictly by appointment with TWG

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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