



26 Mount Street  
Diss  
IP22 4QG

£750,000  
Price Guide





- Stunning 5 Bedroom grade II listed house with fine Georgian features
- Set in 1 acre of beautiful grounds
- Opportunity to add value bring back to it's former glory
- Set in centre of the popular market town of Diss

### Location

Mount Street is a highly regarded residential location within the Conservation Area of the town, just a short walk into the busy and thriving market place. Diss is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





## Property

Nestled in the heart of Diss' most sought-after street, this exquisite grade II listed property has its origins from the 18th century and retains its fine features with original sash windows and mouldings and the central Georgian staircase, impeccably preserved, provides a striking focal point and adds to the overall grandeur of the property. This five-bedroom property, set on a picturesque acre of land, combines timeless charm with the potential for modern updates, allowing you to add significant value and personal touches to this already distinguished home. This property boasts three expansive reception rooms, each with large windows that flood the spaces with natural light. These versatile spaces are perfect for entertaining, family gatherings, and cozy evenings by the fire. Five generously sized bedrooms offer peaceful retreats for all family members. While the home maintains its period charm, it presents an exciting opportunity for modernization, allowing you to infuse your personal style and preferences. There is versatile space on the top floor to create further accommodation subject to relevant planning consents.

## Outside

Several outbuildings provide versatile space for a home office, studio, ancillary accommodation or additional storage, catering to a variety of potential needs. Set on an acre of grounds to the rear the property offers a private outlook to rear considering its position in the town, creates a serene and private outdoor space with endless possibilities for customization.

## Services

Mains Water and electricity are connected to the property and an oil boiler provides the heating.

## Directions

What3Words [///record.chip.protected](https://www.what3words.com/record.chip.protected)

## Viewing

Strictly by appointment with TwGaze

## Freehol

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