



Roseville  
| The Heywood | IP22 5TA  
Guide Price £395,000

twgaze

# Roseville | The Heywood | IP22 5TA Guide Price £395,000

Charming 4/5 bedroom cottage in beautiful setting with rural views and easy access to amenities. Planning permission is granted for redevelopment. Full-fibre broadband that benefits from 1000Mbs upload and download.

No onward chain

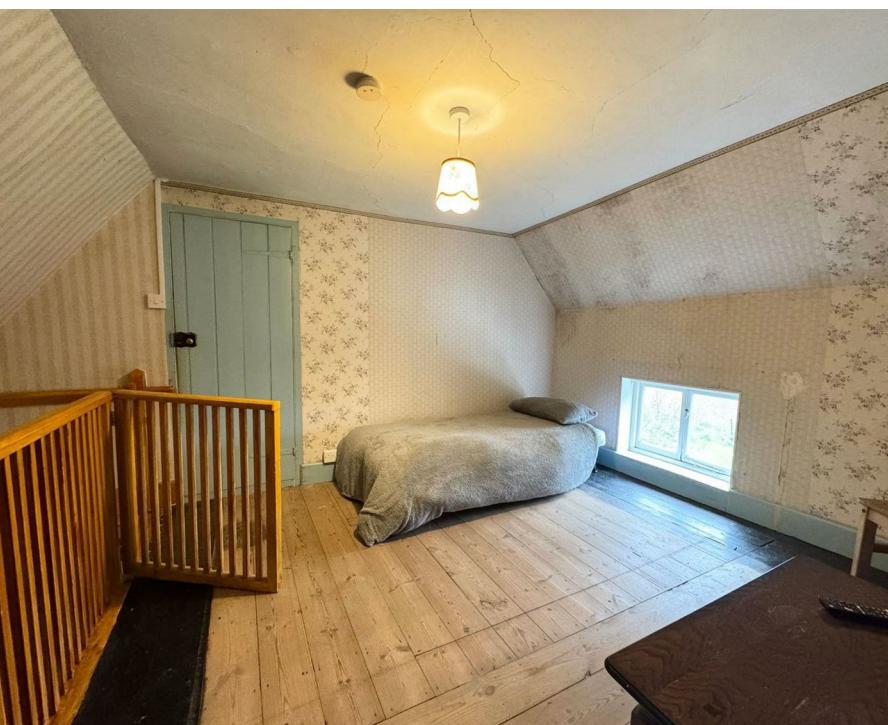
- Great railway connections to London with London Liverpool Street in 90 mins
- Planning permission for substantial development of the property
- Attached potential annexe
- NO ONWARD CHAIN
- 4 Bedroom property in an idyllic rural location but close to amenities
- Stunning far reaching views to the rear
- full-fibre broadband that benefits from 1000Mbs upload and download

## Full Description

### Location

Roseville sits along The Heywood, a largely rural area with houses sporadically placed and enjoying views over the open farmland. The property lies around 1.5 miles from the centre of Diss, a bustling market town which provides an excellent range of social, shopping and leisure facilities including rugby, padel/tennis/squash and football clubs plus an 18 hole golf course. Additionally there is schooling to sixth form level at the well regarded Diss High School and also at Wymondham High School and Wymondham College some 11 miles to the north. Norwich, Ipswich and Bury St Edmunds are all within easy reach by car or train (via Diss railway station on the London to





Liverpool Street line) and the beautiful Heritage Coast is some 45 minutes drive away.

#### The Property

This rare gem of a cottage is situated in the Heywood and offers the opportunity to add value and put your own stamp on it. The versatile accommodation comprises of two reception rooms which are both spacious, one of which is being used a bedroom currently. The kitchen to rear leads off to the family bathroom. The main house has three bedrooms on the first floor and then the attached annexe has two bedrooms, one accessed through another. The attached annexe is accessed via a separate door to the front and would provide an excellent option for multi generational living or could be rented out for additional income as a holiday let.

The current owners have sought planning permission for a two storey and single storey extensions, internal alterations to the main dwelling and refurbishment of attached existing annexe under ref: 2022/0165 under South Norfolk Council. Whether someone wants country getaway for cosy weekends or wants to redevelop the site as whole and utilise the attached planning permission , this property offers huge potential.

#### Outside

The property sits centrally in it's plot and is mainly laid to lawn with mature boundary hedges with picturesque views of open countryside to the west facing rear garden. There is useful brick outbuilding which was formally the outside facilities and coal store.

#### Services

Mains water and electricity are connected to the property. Private drainage.

#### How to get there

What3words //rules.cascaded.river

Viewing Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

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