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Rectory Lane,
Dickleburgh, Norfolk

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ESTATE AGENTS



Diss – 5.7 miles

Harleston – 4.9 miles

Norwich – 19.3 miles

Thought to date back to the 17th century, this impressive Grade II listed barn was originally converted in 1986 but has recently seen further sympathetic renovation and improvements thanks to the current owners. Spacious living areas and three double bedrooms make for versatile accommodation, surrounded by beautiful character features. To top it off, the barn sits in a generous plot of grounds with off-road parking and field views in all directions.

Accommodation comprises briefly:

- Sitting Room with Fireplace
- Dining Room
- Refitted Kitchen/Breakfast Room
- Snug
- Rear Hallway
- Ground-Floor Double Bedroom
- Recently Refitted WC/Utility Room
- Main Landing Area with Fireplace
- Double Bedroom with Recently Refitted Ensuite
- Double Bedroom with Dressing Room
- Recently Refitted Bathroom
- New Windows & Doors Throughout



The Property

Pushing aside the glass front door you are greeted by the vast sitting room, where a striking inglenook fireplace immediately grabs your attention. A wealth of beams and timbers flow throughout this impressive room, through to the spacious dining area which is also within the original part of the barn. From the dining room you step down onto the flagstone floor of the generous, recently refitted and reroofed kitchen/breakfast room, which has access to the rear of the property via a stable door. The kitchen offers a large range of storage units with solid oak worktop space above and integrated within is a dishwasher and large range cooker. To the other end of the property is a cosy snug/TV room which could also be used as a study if required. To the back of the barn is a hallway that gives access to a very generous ground-floor double bedroom, a WC/utility room and staircase to the second landing area. This landing forms part of a grand master suite, connecting the main double bedroom with attached dressing room, to the recently fitted full bathroom suite, including toilet, double shower cubicle, claw-footed bathtub and “his and hers” wash basins. A second staircase from the dining room takes you up to the impressive galleried landing, with vaulted ceiling above and views over the sitting room below. From here the third double bedroom can be accessed, boasting an ensuite shower room that was only recently installed. This landing opens up into a generous area with a multitude of uses, where another substantial inglenook fireplace takes pride of place. Further improvements to the property have been made in the last few years, most notably all of the windows and doors have been replaced with high quality units sympathetic to the barn. A new boiler was installed earlier this year and the radiators were also replaced not long ago.



Gardens and Grounds

From the lane, a wide gravel driveway provides plenty of off-road parking to the left of the barn, with vehicular access to the rear garden via a five-bar gate, if required. A picket fence and gate from the drive give way to an attractive front garden, laid partly to gravel and partly to lawn. Well kept plant beds line the property and the front boundary is marked by a mature hedgerow. The rear garden has seen extensive landscaping since the current owners moved in, clearing overgrown borders to properly enjoy the fine views beyond. The garden is mostly laid to a large area of lawn, with new fencing and plant beds to the boundaries. To the back of the property is a large area of gravel with an attractive raised flagstone seating area, to soak in the tranquility of the rural setting. A large timber shed to the back of the driveway provides handy garden storage.

Location

This property is one of only two on Rectory Lane, located on the outskirts of Dickleburgh village. The market towns of Harleston and Diss are both roughly 5 miles away. Diss offers a good range of amenities and leisure services, along with strong railway links to London. Nearly 20 miles away is the city of Norwich, with a vast array of shops and facilities. Norwich offers many rail and bus connections to the surrounding areas and further afield, with train links to London. Norwich airport provides access to many holiday locations in and out of the country.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains water & electricity. Water treatment plant.

EPC Rating: Exempt

Local Authority

Mid Suffolk District Council

Tax Band: F

Postcode: IP21 4PS

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

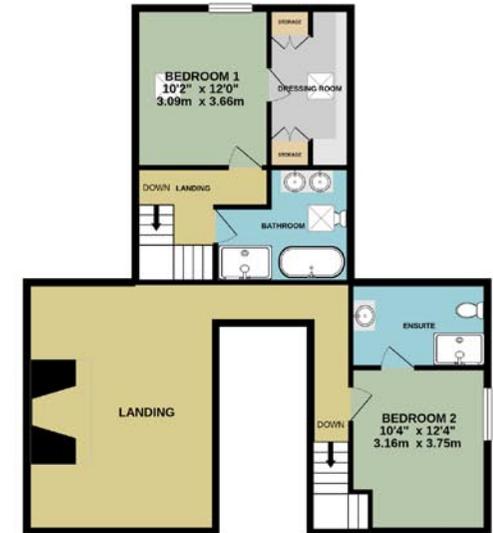
Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
1414 sq.ft. (131.3 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 2255 sq.ft. (209.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01508 521110
Bungay	01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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