



DAVID  
BURR

**The Old Manse,  
Wattisfield, Diss, Norfolk**







# The Old Manse, The Street, Wattisfield, Diss, Norfolk IP22 1NS

The village of Wattisfield is situated approximately eleven miles north-east of the historic cathedral town of Bury St Edmunds. Day-to-day amenities are close by within the larger village of Stanton, just two miles away and the thriving market town of Diss provides excellent local and national shopping together with a mainline rail link to London Liverpool Street.

Refurbished to an extremely high standard yet maintaining a wealth of period features is this charming and characterful Grade II Listed village house set well back from the road and located centrally within this popular village. Believed to be of medieval origin as well as boasting later Georgian additions, The Old Manse is a fine example of a listed building displaying high ceilings, exposed beams, impressive fireplaces and deep box sash windows. As well as being of considerable character, the property offers extensive accommodation amounting to 3,810 square feet, and is arranged over four floors including the basement. Having been sympathetically and particularly restored by its current owner, the house would be well served either as a primary or secondary residence and has the space to accommodate a family lifestyle. To further complement the striking and imposing elevations of the house itself are the attractive and well maintained gardens which are private in nature and stocked with well established trees and shrubs.

## An elegant and impressive period family house of the highest order, complemented by attractive grounds in an idyllic village setting.

Front door to:

**RECEPTION HALL** A light and airy welcoming entrance with oak flooring, exposed beams, door down to cellar and doors to:

**SITTING ROOM** A magnificent room with typical Georgian decoration. Oak flooring, double aspect windows to front and side. Feature fireplace on a tiled hearth with mantel over.

**SNUG** Also with oak flooring, windows to either side, exposed beams. Feature fireplace with wood burning stove on a tiled hearth and brick surround and oak bressumer over. Door to storage cupboard.

**INNER HALL** Stairs to first floor, oak flooring and door into:

**DINING ROOM** A fine example of a medieval room with exposed beams, many of which with ornate carvings. Double aspect window to front and side, oak flooring and feature fireplace with wood burning stove on a tiled hearth. Built in display cabinet and door to:

**KITCHEN/BREAKFAST ROOM** Well appointed and recently refitted base units with a mixture of wooden and granite worktops over, inset with Butler sink and chrome mixer tap. Double aspect windows to the rear and side, stable door to rear and brick flooring. Built in dishwasher, built in Range style cooker with four ring gas hob. Door to:

**CLOAKROOM** Fitted with a white suite comprising WC, hand wash basin, window to rear aspect and wood flooring.

**LARDER CUPBOARD** located under the stairs. Also with brick flooring, built in shelving and space for white goods.

### First floor

**LANDING** Oak flooring, skylight window and steps up to one side of the house. Doors to:

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**EN-SUITE TO MASTER BEDROOM** Luxuriously appointed white suite comprising WC, hand wash basin, roll top bath with ball and claw feet, oak flooring and exposed timbers. Window to front aspect, two heated towel rails and door to storage cupboard.

**MASTER BEDROOM** accessed via the en-suite. A charming double room with double aspect windows to the front and side. Oak flooring, exposed beams, exposed red brick wall also incorporating inset with wood burning stove on a tiled hearth and oak bressumer over.

**BEDROOM 2** A double room with window to side aspect. Oak flooring, exposed beams, exposed red brick chimney breast and built in shelving.

**INNER HALL** accessed via steps from the landing. Door to storage cupboard, oak flooring, door leading to staircase for second floor and doors to:

**BEDROOM 3** A double room with window to front aspect, exposed beams, oak flooring and fireplace with mantel over. Doors to two storage cupboards.

**FAMILY BATHROOM** Fitted with a white suite comprising WC, hand wash basin, roll top bath with ball and claw feet, window to rear aspect and heated towel rail. Oak flooring, exposed beams and door to airing cupboard housing hot water cylinder.

## Second floor

**BEDROOM 4** A double room with window to front aspect, exposed beams, exposed red brick chimney breast and walkthrough to:

**BEDROOM 5** With window to rear aspect and exposed beams.

**JACK AND JILL EN-SUITE** (serving as en-suite to bedrooms 4 and 6). Fitted with a white suite comprising WC, hand wash basin, panelled bath with shower attachment, tongue and groove panelling and exposed timbers.

**BEDROOM 6** A double room with window to front aspect, exposed beams, built in shelving and door to substantial walk-in wardrobe.

Steps leading to:

**ATTIC ROOM** Also with exposed beams.

## Outside

The Old Manse enjoys a private setting well back from the road and is accessed over a private gravel in/out driveway providing off-road parking for several vehicles. The parking area sweeps around the predominantly lawned front gardens which also benefit from attractive well maintained hedging and shrubbery. To the side of the property is vehicular access to the **DOUBLE DETACHED CART LODGE** with adjoining **workshop/storage** area. The rear gardens are private in nature and planted with a variety of well established trees and shrubs making for an extremely idyllic setting, as well as including a sun terrace. The lawn meanders around a selection of flower and shrub borders and the grounds although generous in size offer a great deal of privacy and are unoverlooked with boundaries clearly defined by panel fencing. Also incorporated within the plot is a tree house.

**In all about 0.43 acres.**

**SERVICES** Main water, drainage and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

**LOCAL AUTHORITY** Mid Suffolk District Council.

**VIEWING** Strictly by prior appointment only through DAVID BURR

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

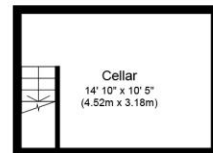




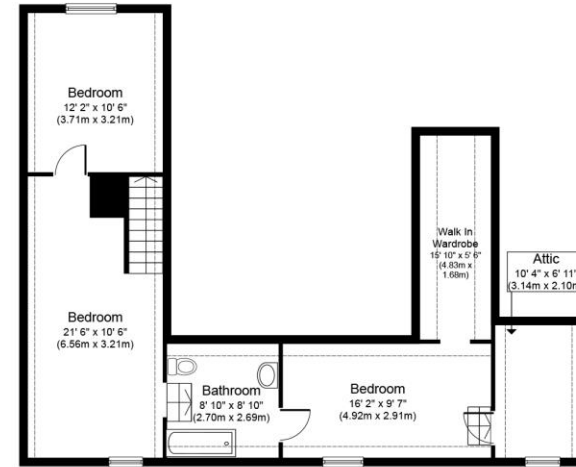




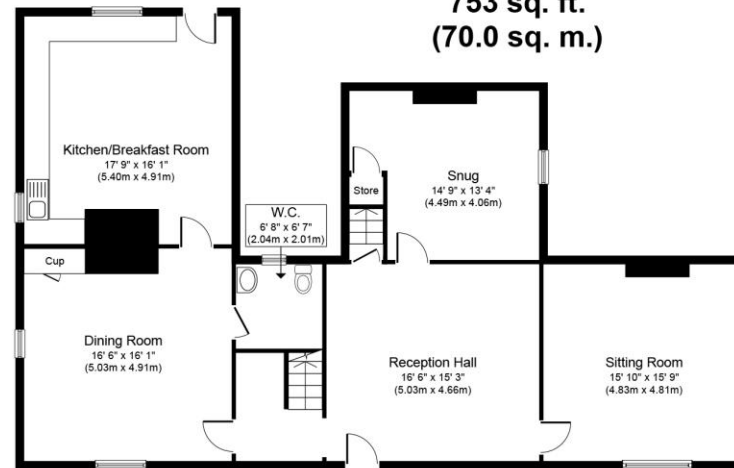
**First Floor**  
**Approximate Floor Area**  
**1,539 sq. ft.**  
**(143.0 sq. m.)**



**Basement**  
**Approximate Floor Area**  
**151 sq. ft.**  
**(14.0 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**753 sq. ft.**  
**(70.0 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,367 sq. ft.**  
**(127.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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