



Fair Green, Diss, IP22 4BG

Guide Price £525,000

Fair Green House is a grade II listed building, widely known in Diss for its 6 oversized Elizabethan chimneys. Its superb location on Fair Green is within a stone's throw of the beautiful countryside surrounding the Waveney Valley while being a short stroll to the centre of town. Its very large rooms ooze period character and charm but with full modern comforts.

- Much sought after position
- Garage
- Outstanding views over Fair Green
- Freehold
- Approx 1500 sq ft
- Grade II listed
- Council Tax Band E
- Energy Efficiency Rating N/A.



Property Description

SITUATION

Fair Green House sits in a prominent position on the corner of Fair Green, a very popular part of Diss which is a lovely registered village green with a play area, annual visits by a circus and fun fair. It has a strong sense of community with events organised by the residents. Eat and drink at the Cock Inn, Angel Cafe, and Fair Green Fish Bar. There are various off-road country walks right from the house, yet it is a 10 minute walk to the centre of Diss and a 20 minute walk to the rail station, with frequent trains to Norwich, Ipswich and London. Diss is a delightful market town with a prominent lake, lots of good cafes, restaurants and pubs, courtyards with specialist shops, the Corn Hall arts centre and three supermarkets.

DESCRIPTION

Fair Green House is a Grade II listed building, believed to date back to the 1500's, of massive oak timber frame construction. Its six large Elizabethan chimneys are only one of its many period features, including a large inglenook fireplace, many exposed beams, and large beautiful rooms. It has a large open plan dining room/kitchen/utility room, which is as comfortable for family living as for entertaining, a large living room and four double bedrooms. It has versatile living space in the region of 1500 sq ft with the accommodation stretching over 3 floors.

EXTERNALLY

The property is in a prominent position on a corner of Fair Green, the corner house of a terrace of 7 ancient houses. It has a small courtyard garden with doors from the living room and kitchen. The garden is a private and secluded sun trap that can be used as an extra living room for the warmer parts of the year. The garden has a south westerly aspect backing on to the Waveney Valley. Additionally there is parking in front of the house and a single garage close by across an adjacent garden to which there is covenanted access.

The rooms are as follows

GROUND FLOOR: ENTRANCE HALL: 4' 6" x 6' 11" (1.38m x 2.12m) A pleasing first impression with access via a solid wood period door, pamment tiled flooring flowing through and good space for shoes and boots. Omate stained glass window to side and access in between the inglenook fireplaces.

INNER HALL: 3' 1" x 10' 4" (0.95m x 3.15m) With period four panel pine internal doors giving access to the two reception rooms, stairs rising to first floor level and under stairs storage cupboard and wc to side.

WC: 3' 7" x 3' 1" (1.11m x 0.96m) With wc, wash hand basin and window to rear.

RECEPTION ROOM ONE: 17' 4" x 12' 4" (5.29m x 3.76m) A bright and spacious double aspect room with window to front overlooking Fair Green and French doors to rear opening onto the courtyard gardens. A particular feature of the room is the inglenook fireplace with massive bressumer beam over, inset cast iron stove upon a pamment tiled hearth and exposed timbers and beams.

OPEN PLAN DINING ROOM/KITCHEN/UTILITY ROOM

(windows on three side)

DINING ROOM: 14' 8" x 14' 7" (4.48m x 4.45m) With window to the front with views onto Fair Green. Victorian fireplace to side with inset

cast iron stove upon a slate hearth and with wood mantle surround. Open studwork connecting through to the kitchen area.

KITCHEN/BREAKFAST ROOM: 8' 1" x 16' 7" (2.48m x 5.06m) With window to side. The kitchen offers a good range of wall and floor mounted unit cupboard space with oak work surfaces over, inset porcelain sink with drainer and mixer tap, four ring gas hob, and fitted electric oven to side. Exposed timbers and beams and leading through to the utility area...

UTILITY: 11' 10" x 4' 6" (3.62m x 1.38m) With window and door to rear giving views and access onto the rear gardens. Butler sink to side and space for white goods including washing machine and tumble dryer etc.

FIRST FLOOR: LANDING: Giving access to the 3 principal bedrooms. Stairs rising to second floor level and access through to the bathroom.

BEDROOM ONE: 15' 9" x 15' 0" (4.82m x 4.59m) A large master bedroom with exposed timbers and beams. With window to the front with views over Fair Green, a seven foot built-in wardrobe, and a cupboard under the stairs to the second floor. Access through to the Jack and Jill bathroom.

JACK & JILL BATHROOM: 5' 0" x 9' 2" (1.53m x 2.80m) With window to front comprising of low level wc, wash hand basin, bidet and providing access to bedroom two. Having formerly had a bath fitted

which has now been removed, however lends itself to be re-fitted if required.

BEDROOM TWO: 17' 2" x 12' 8" (5.25m x 3.88m) A large double bedroom with windows to the front with a view over Fair Green and to the rear with views over the Waveney Valley. Vaulted ceilings accentuate the feeling of space with exposed timbers and beams.

BEDROOM THREE: 8' 4" x 8' 11" (2.55m x 2.73m) A small double bedroom, with a window to the side. A good provision of built-in storage cupboard space and shelves.

BATHROOM: 5' 7" x 6' 10" (1.71m x 2.09m) With window to side and comprising of a panelled bath, low level wc and wash hand basin over vanity unit.

SECOND FLOOR: a very steep staircase leads up to:

BEDROOM FOUR: 15' 11" x 10' 7" (4.86m x 3.25m) A large double bedroom with a window giving the best views of Fair Green and Diss in the house and with a velux window above. Vaulted ceilings and exposed timbers and beams including crown joints.

STORE ROOM: 8' 5" x 10' 7" (2.58m x 3.25m) A very useful space for general storage. From the construction of the exposed beams in this room, it has been dated to the 1490s!

OUR REF: 7981



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

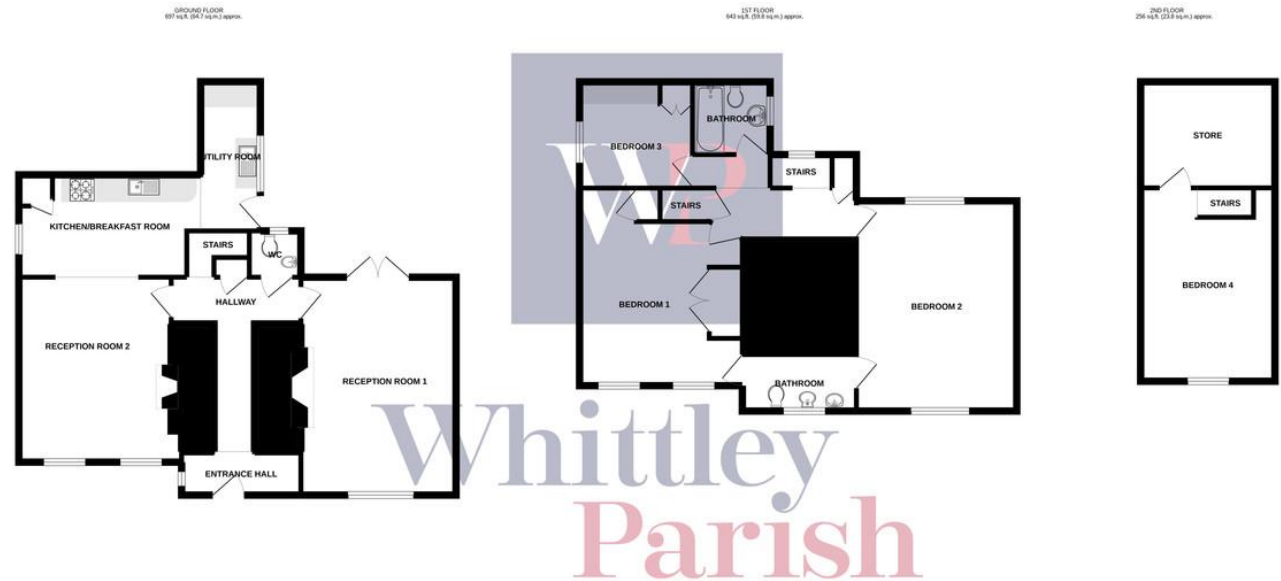
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TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

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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