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THE COCK INN
OPEN FOR DRINKS
MONDAY
3 - 11PM
TUESDAY TO SATURDAY
12 - 11PM
SUNDAY
12 - 10.30PM

Fair Green

Diss, IP22

"An exceptional Grade II Listed house overlooking Fair Green."





Introduction

Set opposite the open green expanse of Fair Green, this exceptional Grade II listed home dates back to the 16th century and has been thoughtfully remodelled, restored and renovated to create a remarkable residence with modern comfort while preserving the rich character and craftsmanship that define homes of this era.

Setting & Approach

Occupying a prominent corner position on Denmark Street, the property enjoys an outlook across the four acres of open space that make up Fair Green, with its mature setting and play area providing a wonderful sense of openness rarely found so close to the centre of town. Access to the property is provided via a hard standing roadway leading to the front entrance, while a timber gate to the side reveals the enclosed garden. Off road parking is available alongside the property together with a garage and electric vehicle charging point.

The Accommodation

Stepping inside, the home immediately reveals its heritage through exposed beams, traditional brickwork and an array of charming period features. The entrance hall provides built in storage and access to a cloakroom and utility room with space for white goods, offering practical convenience for modern family life.

A snug is centred around an impressive inglenook fireplace. From here, double doors lead through to a gym or garden room, complete with sauna and garden facing windows. At the heart of the home sits the kitchen and breakfast room. The space offers room for a range cooker, American style fridge freezer and dishwasher, alongside a pantry and an area for informal dining.

The adjoining dining room provides a wonderful space with its own inglenook fireplace, flowing seamlessly into the sitting room where two front facing windows fill the space with natural light.

Completing the ground floor is a versatile home office or bedroom, positioned within the former shop front of the building and enjoying a dual aspect. This flexible space is ideal for home working, guest accommodation or an additional reception room.

First & Second Floors

The first floor reveals five well proportioned bedrooms arranged around the main landing, which itself includes useful built in storage.

The principal bedroom benefits from its own en suite, while a further bedroom is positioned adjacent to a bathroom and adjoining room that could easily serve as a dressing room or study, creating the potential for an additional bedroom suite.

A family bathroom and separate shower room serve the remaining bedrooms.

Stairs continue to the second floor where a further bedroom and shower room provide a private and self contained guest space, with additional storage available from the landing.

Outside

The enclosed garden has been designed with ease of maintenance in mind, with paved terraces providing ample space for outdoor seating and entertaining. Raised beds soften the space, while brick wall boundaries and timber fencing create privacy and enclosure. A pathway leads conveniently around to the front of the property.



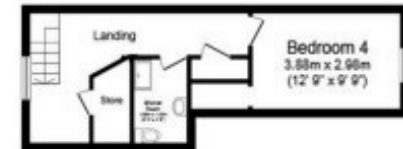




Ground



First



2nd







Families

Fair Green provides a wonderful open space directly opposite the property and is a natural focal point for local residents. With a play area and the annual fair taking place here each year, it is a fantastic setting for families.

Diss itself offers a range of schooling options including Diss Infant Academy, Diss Junior Academy and Diss High School, alongside a number of well regarded schools across South Norfolk and North Suffolk.

The town centre, parks, sports facilities and railway station are all within easy reach.

Location

The property sits within easy walking distance of the centre of Diss, a historic South Norfolk market town known for its attractive Mere, independent shops and wide range of amenities.

Diss railway station provides regular mainline services to London Liverpool Street and Norwich, making the town particularly appealing for those seeking countryside living with strong commuter connections. Norwich lies approximately 23 miles to the north, while Ipswich sits around 25 miles to the south.



Our Agent's View

"What makes this home particularly special is its position overlooking Fair Green. It offers the rare combination of historic character, generous accommodation and a true sense of community. Despite being moments from the centre of Diss, this part of town feels like a village within a town, with a traditional pub, café and excellent fish and chip shop just a short stroll away and the green itself hosting events throughout the year."

Samuel Le Good | Partner



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Agent's Details



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