



Coleman Close, Palgrave, Diss, IP22 1TH
Guide Price £215,000



TUCKED AWAY UPON A SMALL CLOSE, THIS MOST ATTRACTIVE TWO BEDROOM COTTAGE DISPLAYS A WEALTH OF CHARACTER AND CHARM DATING BACK TO THE 16TH CENTURY. OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS AND ENJOYING A PLEASING POSITION WITHIN THE CENTRE OF PALGRAVE.

Coleman Close, Palgrave

Key Features

- Grade II listed
- X 2 bathrooms
- Immense character and charm
- Accommodation over 3 floors
- Dating back to the 16th century
- Hartismere school catchment
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

SITUATION

Found upon a small close surrounded by similar period properties, the cottage is well positioned in the heart of this attractive village. Palgrave is found just 1 1/2 miles to the south of Diss and within the beautiful countryside surrounding the Waveney Valley. This traditional and picturesque village still retains a strong and active local community, predominately most of the village is centred around an unspoilt green having a lovely assortment of many period properties, whilst the village still retains local schooling and is further within the Hartismere school catchment. The historic market town of Diss is within striking distance offering an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises of a two bedroom semi-detached grade two listed cottage, believed to date back to the early 1600's and of massive oak timber frame construction under a pitched clay tiled roof and with pleasing colour wash rendered elevations. As one would expect to find in a property of this age there is a wealth of charm and character throughout, still retaining many period features.

EXTERNALLY

The property is set back off the close. There is a nominal area of gardens to the front facing to the west. Beyond there are small courtyard gardens, being paved for ease of maintenance and providing a pleasant space for alfresco dining. Beyond there is the benefit of off-road parking with a single garage. The property is approached off the main street in Palgrave lying opposite the church and therefore giving pleasing outward views.



Coleman Close, Palgrave

The rooms are as follows

ENTRANCE PORCH: 5' 4" x 4' 1" (1.65m x 1.25m) Access via a solid oak door to front, tiled flooring. Further access to the reception room and bathroom to side. Good space for shoes and coats etc.

BATHROOM: 5' 6" x 7' 11" (1.70m x 2.42m) With frosted window to the front aspect and comprising of a panelled bath, low level wc and wash hand basin. Tiled flooring. Built-in airing cupboard to side housing the hot water cylinder and with shelving.

RECEPTION ROOM: 17' 3" x 13' 9" (5.27m x 4.20m) With window to the front aspect and frosted window to rear. Open stud work giving access through to the kitchen. Heavily timbered and beamed. A particular focal point of the room is the inglenook fireplace with inset cast iron wood burning stove upon a tiled hearth and with oak bressumer beam over. Snug/study area to side.

SNUG/STUDY: 6' 10" x 6' 0" (2.09m x 1.84m) Integrated through to the reception room and lending itself for a number of different uses.

KITCHEN/BREAKFAST ROOM: 13' 7" x 7' 10" (4.15m x 2.40m) With frosted windows to the rear and side. Kitchen area comprises of a good range of wall and floor unit cupboard space with marble effect roll top work surfaces over, one and a half bowl sink with drainer and mixer tap. Inset four ring electric touch hob. Tiled flooring.

FIRST FLOOR LEVEL:

LANDING: With period pine brace and batten doors giving access through to the master bedroom, shower room and landing with stairs leading to second floor level.

BEDROOM ONE: 11' 1" x 10' 9" (3.40m x 3.29m) With window to the side aspect being a spacious double bedroom again with exposed timbers and beams and original oak floor boarding.

SHOWER ROOM: 6' 2" narrowing to 4' 3" x 8' 7" (1.89m narrowing to 1.32m x 2.62m). Comprising of a corner tiled shower cubicle, low level wc and wash hand basin.. Tiled flooring.

LANDING AREA: 5' 3" x 11' 0" (1.62m x 3.36m) Having formerly been the second bedroom and now with staircase rising to second floor window. Exposed mullion window to side. Good space for shoes and coats.

SECOND FLOOR LEVEL/BEDROOM TWO: 14' 1" x 18' 6" (4.31m x 5.66m) With window to the side aspect being a large double bedroom with vaulted ceilings, exposed timbers and beams and pine floor boarding.

OUR REF: 7282



Coleman Close, Palgrave

