Handsome Grade II* listed Queen Anne house

Dickleburgh Manor, Dickleburgh, Norfolk
Freehold
Lot 1: Entrance hall • Drawing room • Dining room • Sitting room/library • Well fitted kitchen/breakfast room • Billiard room/games room • Orangery • Utility room • 2 Cloakrooms • Master bedroom with adjoining bathroom/dressing room • 5 further bedrooms with en-suite bath/shower rooms • Study/sitting room

Outside: Three bay open fronted garaging • Workshop/store • Hard tennis court • Heated swimming pool Mature gardens and grounds • In all extending to about 5 acres

Lot 2: The Cottages
The Old Office: Sitting room • Kitchen • 2 bedrooms Bathroom • Office/bedroom 3

The Stables: Sitting room • Kitchen • Bedroom • Bathroom

The Property
Dickleburgh Manor is a most handsome Grade II* listed Queen Anne country house. The house is traditionally constructed of red brick with a steeply pitched hipped tiled roof with modillion eaves cornice, so typical of the best houses of the period. Much period detail remains with fine sash windows and elegant and well proportioned rooms. The current owners acquired the house about 28 years ago and have carried out numerous and extensive improvements and much refurbishment work over the period. The house was sympathetically extended in 2000 when the billiard room/games room was added as well as two porches and in 2011, the orangery was also added. In addition, the original Victorian glasshouse in the grounds has been completely renovated. In 2013, the top floor of the house was totally refurbished and there are now three double bedrooms on the top floor, each with en-suite bath or shower rooms as well as a study/sitting room.

There are extensive gardens and grounds with a heated swimming pool and recently refurbished hard tennis court as well as open fronted garaging and a workshop. The range of outbuildings to the north of the house were converted into two separate self-contained cottages, The Old Office and The Stables. These are both currently let on Agreed Shorthold Tenancies with a combined annual rent of £14,340. Vacant possession can be obtained if desired, subject to the usual notice period. The cottages are offered to purchasers of the main house as Lot 2 (shaded blue on the site plan).
Situation
The village of Dickleburgh is still well served by a village shop and post office as well as a village school and thriving social club in the village hall. Norwich, the Cathedral city and regional centre of East Anglia, lies approximately 18 miles to the north and the county town of Diss which is about 4½ miles has a mainline railway station with regular trains to London Liverpool Street and a journey time of approximately 90 minutes. There are also good shopping and banking facilities in the nearby town of Harleston (3½ miles). Ipswich lies 19 miles to the south.

Outside
The house is approached from the east through wrought iron gates onto a large gravelled forecourt which lies to the front and east of the house. There is a further gravel drive to the north where the two cottages are situated and the drive also continues round behind the house where there is a further large gravelled parking area and where the three bay open fronted garaging and workshop is situated. To the south of the house there is a paved terrace approached off the orangery and the kitchen/breakfast room. This leads onto the heated swimming pool which is surrounded by decking and a low brick wall. Continuing to the south there is an area of extensive lawned garden with fine mature trees and a large natural pond.

The hard tennis court is situated to the west of the garaging. Continuing to the west there is an extensive area put down to grass of meadow/paddock and this is bounded to the west and north by a large earth bank which provides effective sound protection from the A140 which runs along the western boundary. The land in all extends to about five acres.

Agent’s Notes
1. The Old Office is currently let on an Assured Shorthold Tenancy with a rent of £670 per calendar month. The Stables is currently let on an Assured Shorthold Tenancy with a rent of £525 per calendar month. Vacant possession can be obtained subject to the usual notice period if required.
2. Both cottages are on separate titles.
3. The photographs of the house were taken in 2016.
4. The access to the cottages is over the gravel drive to the north. If the cottages are not sold with the main house a right of access will be retained.
Directions
Leave Norwich on the A140 Ipswich Road turning off the A140 into the village of Dickleburgh. On entering the village from the south by the roundabout, Dickleburgh Manor will be found after a short distance on the left hand side. Enter through the main entrance gates leading to the front of the house (there is a further access drive to the north). The postcode for the property is IP21 4NJ.

Services
Mains water and electricity, drainage to septic tank and oil fired central heating.

Local Authority
South Norfolk District Council
Dickleburgh Manor: Band G
The Old Office: Band B
The Stables: Band A.

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

Viewings
Strictly by appointment with Savills.
Main House gross internal area = 5,192 sq ft / 483 sq m
Cart Stand gross internal area = 533 sq ft / 50 sq m
Workshop/Store gross internal area = 261 sq ft / 24 sq m
Total gross internal area = 5,986 sq ft / 557 sq m

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8266222/JRD

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.