



Attractive country home in rural setting

Gissing Manor, Malthouse Lane, Gissing, IP22 5UT

Freehold



Reception hall • Kitchen/diner • Living room • Shower room • Cloakroom • Utility room • Principal bedroom with ensuite • Three further bedrooms • Family bathroom • Double cart shed • Plot of about 0.7 acres with field views

The Property

Gissing Manor is believed by the vendors to date back to the 14th century. The property is an attractive, detached four bedroom country home with thatched roof. Offering an array of period features throughout including reclaimed Tudor brick built fireplaces, exposed beams, wooden flooring and oak ledge and brace doors. The owners have renovated the house during their tenure including various works to insulate and preserve the property for future custodians. The property comes with the added advantage of no onward chain.

Outside

Sitting on a plot of about 0.7 acres of grounds, Gissing Manor is approached through five bar wooden gates with a sweeping gravel drive leading to the double cart shed. The gardens feature two natural ponds and has a fenced rear area of lawn. To both side aspects are far reaching field views over pleasant countryside.

Situation

Gissing Manor is surrounded by South Norfolk countryside approximately five miles to the north of Diss. This traditional market town has a train station with direct service to London Liverpool Street with a faster journey time of 90 minutes. Within the town are a range of independent and national

shops, education to sixth form level, restaurants and cafes and other facilities and amenities such as rugby and football clubs, golf course, and squash and tennis clubs. The cathedral city of Norwich is approximately 19 miles away with thriving retail, cultural and education sectors alongside excellent transport links with a main line rail service to London Liverpool Street and an international airport. Norwich also offers multiple local events throughout the year, such as live music concerts and art events.

Services

Mains water, mains electricity, drainage via a private system. Oil fired central heating.

Local Authority

South Norfolk District Council
Council Tax Band F

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. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





Gissing Manor, Malthouse Lane Gissing, Diss, IP22 5UT
Main House 2,520 sq ft / 234 sq m
Cart Shed 420 sq ft / 39 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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