



## October Cottage Lion Road, Palgrave

Guide Price £280,000



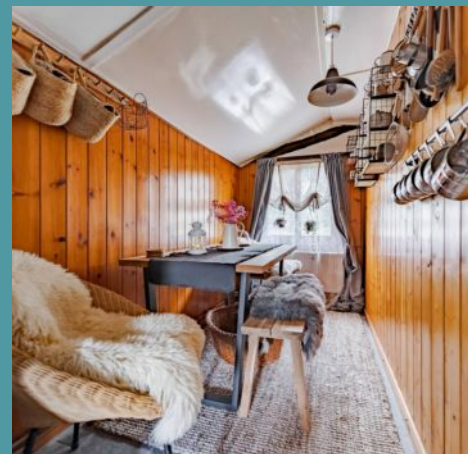
# October Cottage Lion Road

Palgrave, Diss

Steeped in history and character, this thatched cottage has been thoughtfully preserved to retain original features while offering modern comforts. Showcasing two inviting reception rooms, a kitchen/dining room, a utility room, a bathroom suite, a WC/landing and two bedrooms. Externally, you will discover well-established front and rear gardens that are perfect for garden enthusiasts. Don't miss your chance to make this cottage your own, within a beautiful Suffolk village setting.

## Location

Located in a quiet and well-regarded road in the heart of the charming Suffolk village of Palgrave. This sought-after location offers the perfect balance between peaceful countryside living and convenient access to nearby amenities. Just a short walk from the village primary school, community hall, and picturesque green spaces, Palgrave is ideal for families and those seeking a close-knit, rural community. The bustling market town of Diss is less than a mile away, providing a wide range of shops, supermarkets, cafés, and a mainline railway station with direct links to Norwich and London Liverpool Street. With beautiful countryside walks on your doorstep and excellent transport connections, this is a location that offers both relaxation and practicality in equal measure.







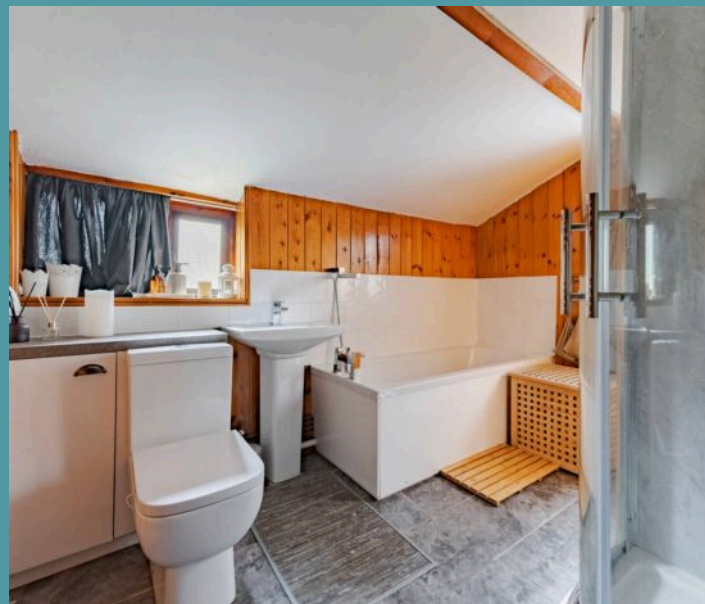
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The interior of the cottage is a blend of tradition and functionality, flaunting two welcoming reception rooms that showcase exposed beams, brick-built fireplaces, and the quintessential thatched cottage ambience. These spaces provide a perfect setting for relaxation and intimate gatherings.

The heart of the home is the spacious 21ft kitchen/breakfast room, designed in a Farmhouse style with wall and base units, appliances, and ample storage, to be able to cook your favourite meals. Flowing into the dining area, encouraging intimate family meals and socialising. Complementing the kitchen is a functional utility room, providing additional storage and laundry facilities to enhance the efficiency of daily living.

Upstairs, you will find two cosy bedrooms that offer comfort and privacy. The unique layout of the cottage includes two staircases, adding a touch of whimsy and character to the living space. A first-floor landing with a WC and a ground floor bathroom complete the living quarters, accommodating all occupants in the household.







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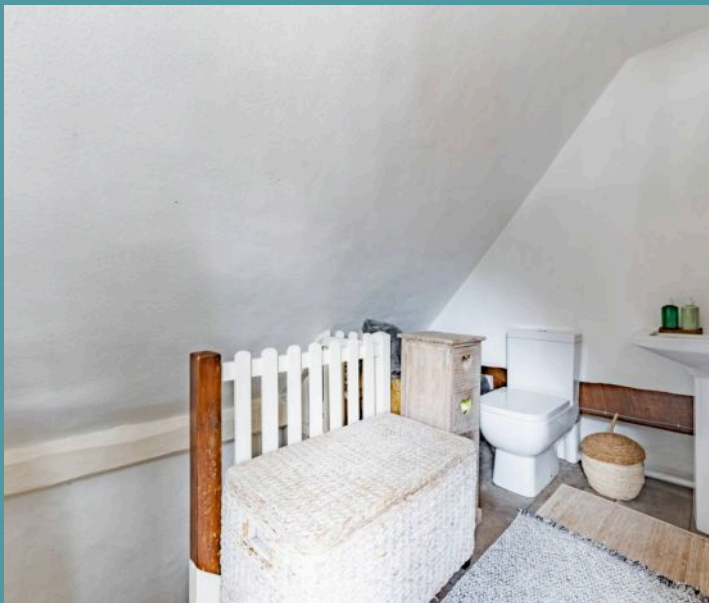
Step outside, and you will discover the large, well-established front and rear gardens that surround the cottage. These outdoor spaces provide a peaceful space where you can unwind and enjoy the beauty of nature. The laid to lawns are well-maintained, bordered by planted beds that add colour and character to the grounds. Additionally, there are outbuildings at the rear of the cottage for storage options.

### Agents note

Freehold.

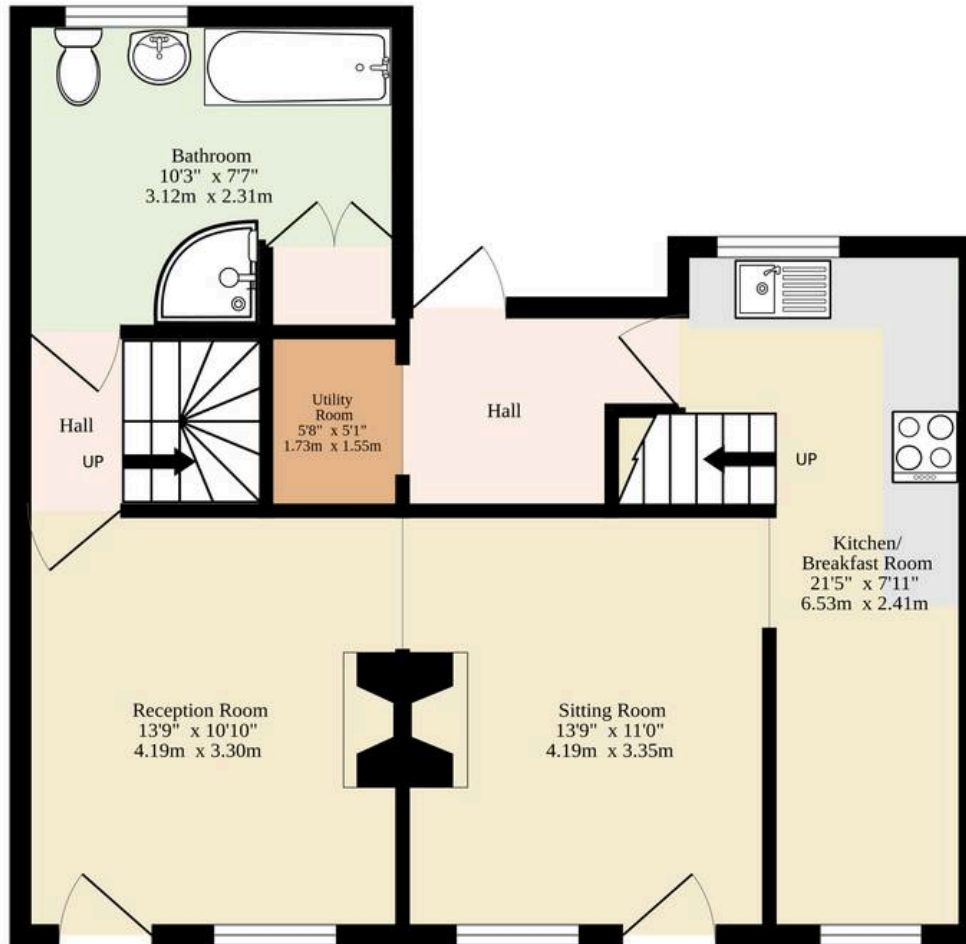
Thatch roof done in 2019.

Shared pathway at the front of the property, with right of way.

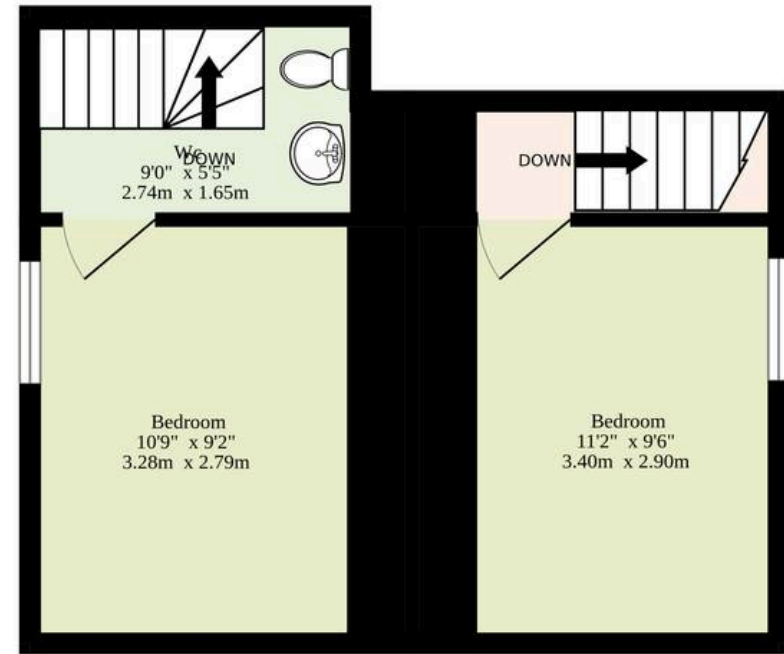


- Thatched cottage set within the beautiful Suffolk village of Palgrave
- Retains the cottages original character features with two staircases
- Two welcoming reception rooms, accentuated by brick-built fireplaces, inviting relaxation and entertaining
- 21ft kitchen/breakfast room with a Farmhouse-style, equipped with wall and base units, appliances and storage
- Functional utility room
- Two bedrooms, a first floor landing/WC and a ground floor bathroom
- Large well-established front and rear gardens, with outbuildings at the rear
- Close to local shops, a village church, bus routes, a school and a park

**Ground Floor**  
575 sq.ft. (53.4 sq.m.) approx.



**1st Floor**  
253 sq.ft. (23.5 sq.m.) approx.



**TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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