



86 Back Street, Garboldisham



# 86 Back Street

## Garboldisham, Diss

With the distant silhouette of All Saints Church creating a picturesque backdrop, this charming Garboldisham cottage offers an inviting mix of character and space. A gated entrance leads to a beautifully maintained lawned garden with raised planters, while a spacious gravel frontage ensures ample parking for family and guests. Inside, the cosy sitting room boasts an impressive inglenook fireplace with a log-burning stove, exposed wooden beam, and a hidden staircase adding to its charm. The kitchen blends modern amenities with rustic appeal, featuring a range cooker, wooden surfaces, and a stable door leading to the rear. With three well-sized bedrooms, field views, and a generous rear garden, this home delivers a perfect balance of countryside charm and everyday comfort.

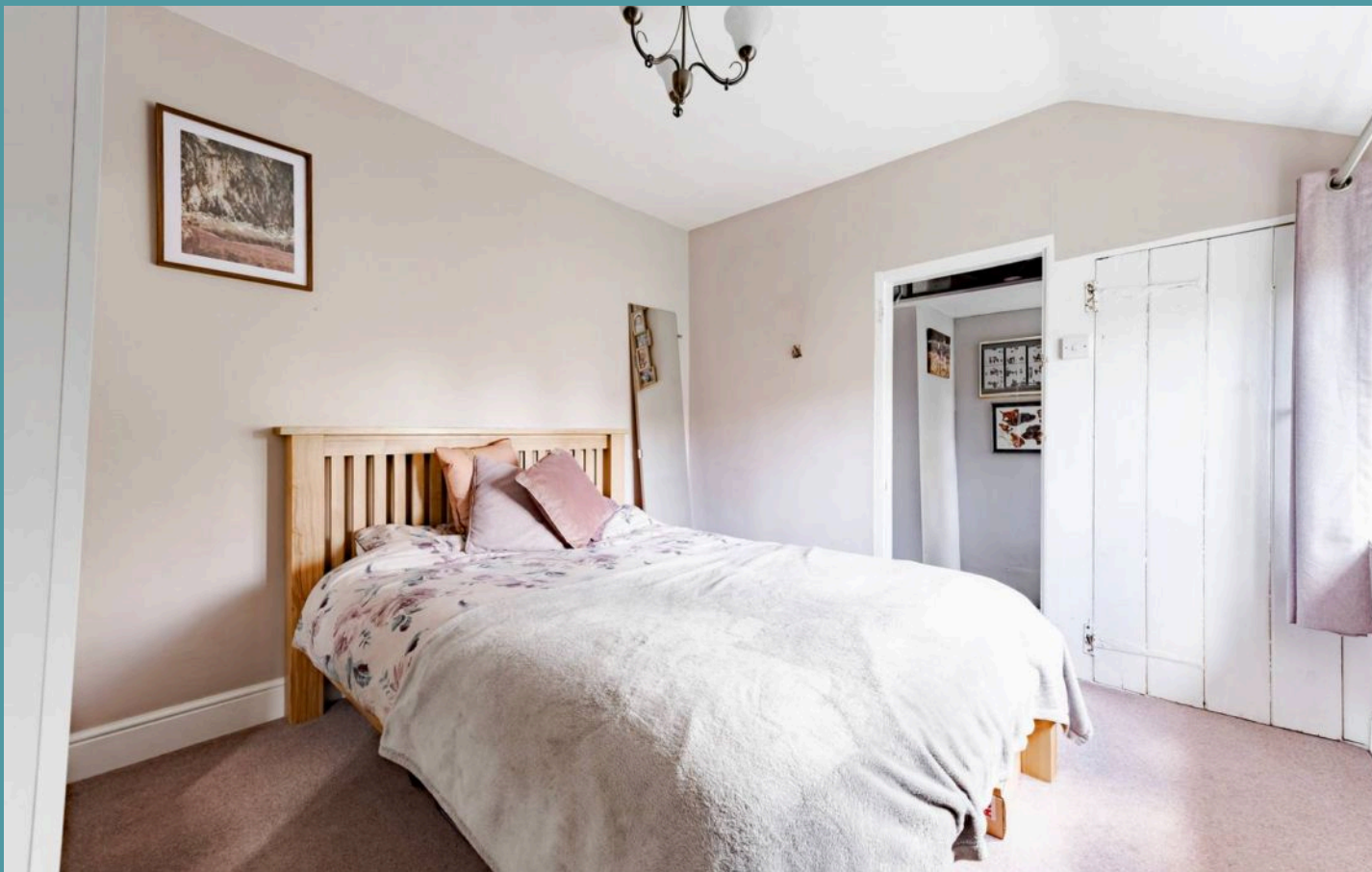
### The Location

The property is surrounded by sweeping countryside views, creating an authentic rural village feel. The village of Garboldisham is situated roughly 9 miles east of Thetford and 8 miles west of Diss. Diss railway station lies on the Norwich to London Liverpool Street mainline.

Garboldisham is a small village with a strong sense of community with an array of amenities in close reach. The village benefits from a shop, post office, church, active village hall, community-owned pub and a very popular primary school. Areas surrounding the property are protected against further construction.







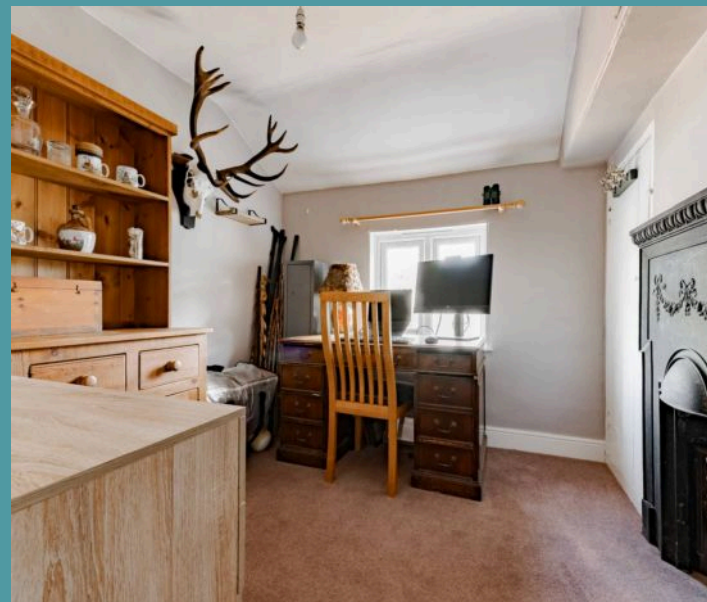
## 86 Back Street

Garboldisham, Diss

### Back Street

Placed in the heart of Garboldisham, this charming cottage offers an inviting blend of character and space. A large gravel frontage provides ample parking for multiple vehicles, ensuring plenty of room for family and guests alike. Beyond a gated entrance, the beautifully maintained lawned garden creates an attractive approach, complete with raised planters adding bursts of colour. All Saints Church stands in the distance, offering a picturesque and welcoming view as you arrive home.

Inside, the sitting room is the ultimate cosy setting, where a striking inglenook fireplace with a log-burning stove becomes the heart of the home. Overhead, a traditional wooden beam enhances the cottage's character, while a discreet door beside the fireplace leads to the upper floor. The kitchen complements the home's rustic appeal while offering modern convenience, featuring a range cooker, wooden countertops, and exposed brick accents. A stable door adds to the charm, opening into a small rear lobby.







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Practicality is well-considered with a ground-floor three-piece bathroom and a dedicated boot room/utility space—ideal for stowing muddy outerwear after countryside walks. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, each with delightful views across open fields, ensuring a peaceful setting to wake up to each day.

At the rear, the generous garden plot is a blank canvas, ready to be transformed to suit your vision. Whether you dream of creating a landscaped haven, a vegetable garden or simply an open space for relaxation and play, the possibilities are endless. With far-reaching views of the surrounding countryside and the church in the distance, this home offers an exceptional balance of charm, space, and rural beauty.

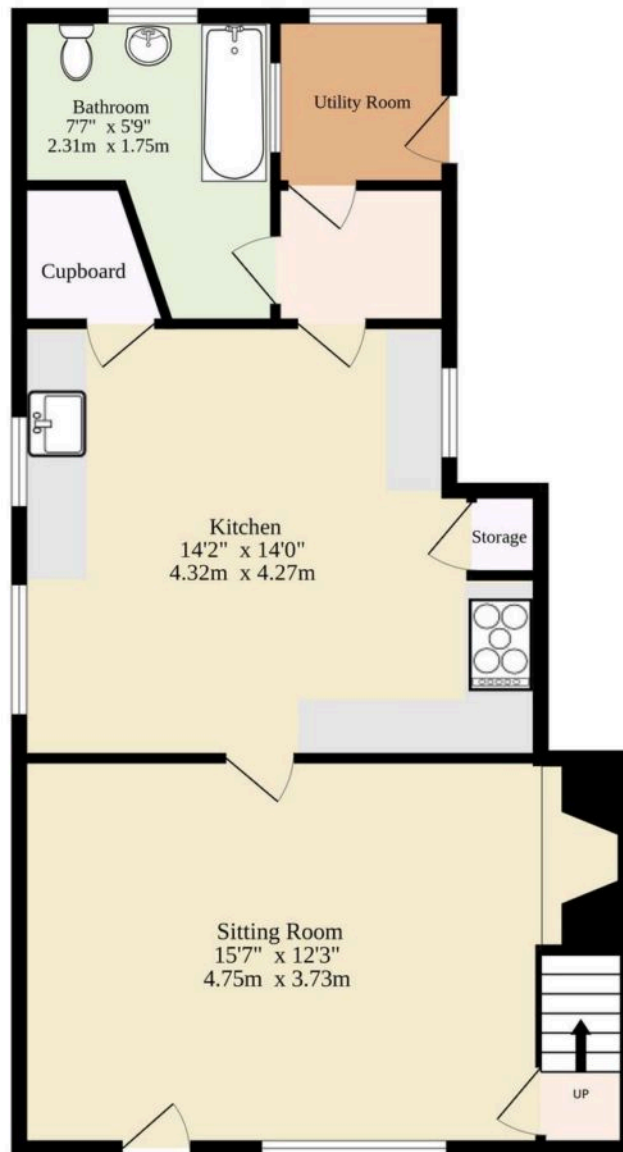
### Agents Note

Sold Freehold

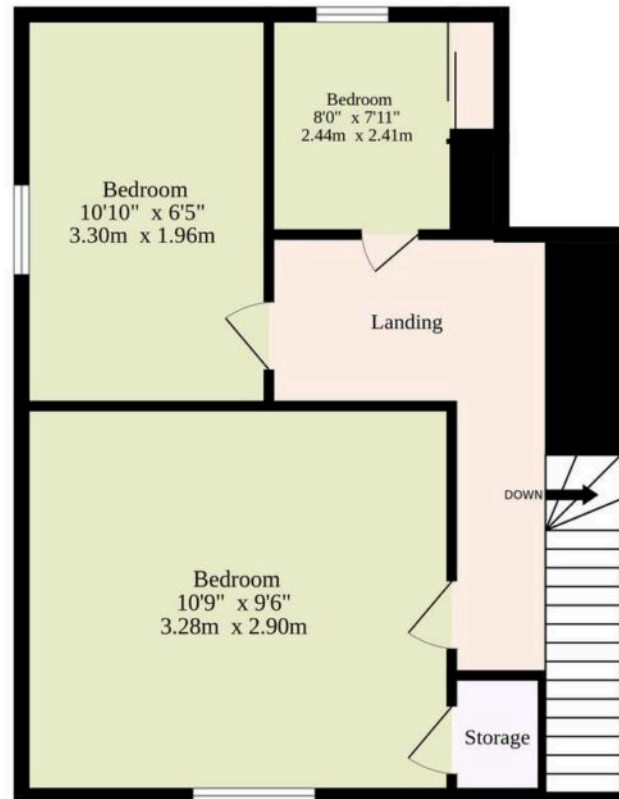
Connected to oil-fired heating - alongside remaining mains services



Ground Floor  
535 sq.ft. (49.7 sq.m.) approx.



1st Floor  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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