



Manor Cottage Kenninghall Road, Garboldisham

In Excess of £575,000

Manor Cottage Kenninghall Road

Garboldisham, Diss

Step back in time and embrace the charm of Manor Cottage—a beautifully preserved 17th-century Grade II listed home nestled in the peaceful Norfolk village of Garboldisham. Brimming with original features including a traditional thatched roof, exposed beams, inglenook fireplaces, and hand-laid tiled floors, this detached cottage offers a lifestyle rich in character and comfort. Inside, spacious and light-filled living areas include a double-aspect sitting room, a central dining room, and an open-plan kitchen, along with a versatile study or fourth bedroom. Upstairs are three bedrooms, a private en-suite, and a family bathroom, with ample storage throughout. Set on a substantial, secluded plot with mature gardens, a pond, and a detached octagonal outbuilding with annex potential, this unique home also boasts a carport, barn store, and generous off-road parking—offering timeless village living with modern-day flexibility.





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Location

Kenninghall Road lies on the northwestern edge of the peaceful Norfolk village of Garboldisham, located in the heart of the Breckland countryside. This charming rural road connects Garboldisham with the neighbouring village of Kenninghall, just two miles to the north, and forms part of a wider network of minor lanes linking nearby communities such as East Harling (approximately three miles west), North and South Lopham (around two miles south), and Banham to the northeast. The road is well placed for access to the market towns of Diss, about seven miles to the southeast, and Thetford, roughly ten miles to the west, both offering wider shopping, rail, and medical services.

In Garboldisham itself, residents have access to a local village shop with a post office and the community-owned Fox Inn pub. Primary education is provided by Garboldisham Church of England Primary Academy, located centrally in the village, with additional options nearby including Kenninghall and East Harling Primary Schools. For secondary education, pupils typically attend Diss High School or Thetford Academy, both within easy commuting distance.

Healthcare needs are met by nearby GP practices in Kenninghall and East Harling, with larger health centres and dental services found in Diss. Public transport is limited, but nearby Harling Road and Diss railway stations provide rail connections to Norwich and London, while the A1066 offers a direct road route between Thetford and Diss, linking to the A11 for





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From the moment you approach, the cottage's character unfolds: a traditional thatched roof, delicately weathered over time, crowns the home, while exposed wooden beams, aged brickwork, and original tiled flooring give a strong sense of its enduring legacy. The pitched porch and sturdy front door welcome you inside, where a home full of character awaits.

The spacious, double-aspect sitting room is bathed in natural light, creating a space that feels both uplifting and grounding. At its heart is a large inglenook fireplace, a true centrepiece that radiates warmth on crisp autumn evenings and cold winter nights—a perfect spot to curl up to relax with family.

At the centre of the home, the dining room mirrors the same historic charm, with its own inglenook fireplace offering a cosy, intimate setting for family meals or long, laughter-filled dinners with friends. Just beyond, the open-plan kitchen and breakfast area form a practical yet inviting hub. Fitted with a range of wall and base cabinetry, an integrated double oven, a gas hob, and thoughtful under-counter spaces, it is a kitchen built for both everyday living and hosting with ease.





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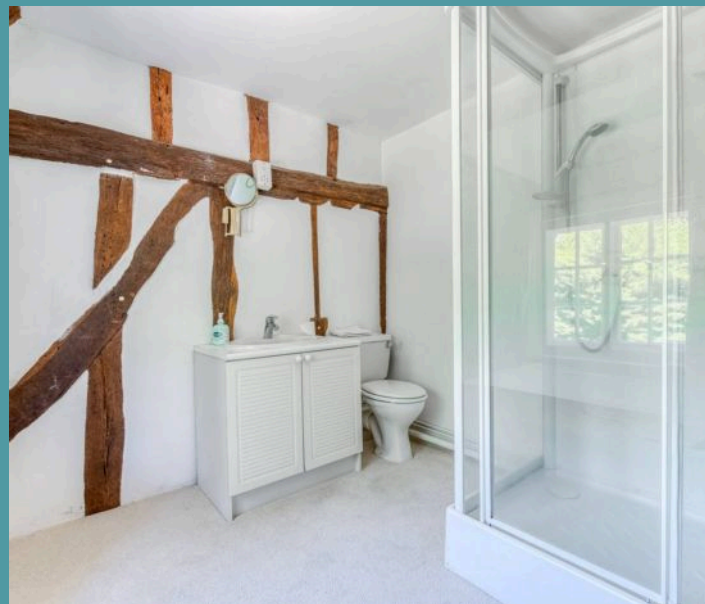
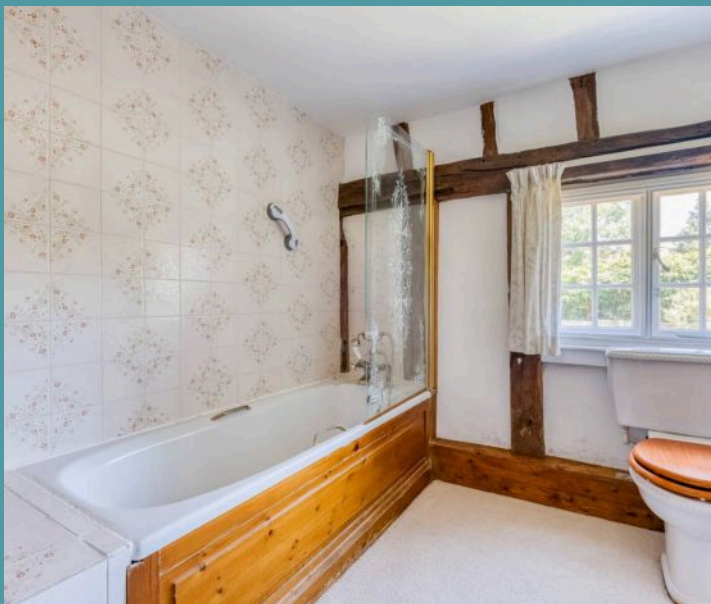
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On the ground floor, a versatile room offers a variety of uses—it could serve as a peaceful home study, a creative playroom for children, or even a fourth bedroom. A convenient cloakroom completes this level, ensuring practicality complements the cottage's charm.

Upstairs, three well-proportioned bedrooms continue the theme of character and comfort. The principal bedroom features a private en-suite, while a separate family bathroom caters to the rest of the household. Cleverly designed eaves storage ensures that seasonal belongings have their place, tucked neatly out of sight.

Outside, Manor Cottage comes into its own as a countryside haven. The extensive plot includes a large, sweeping lawn bordered by mature planting and trees that provide privacy and shelter. A patio area offers the perfect setting for summer dining, weekend barbecues, or quiet morning coffee. A small pond adds to the tranquillity, reflecting the tall trees that frame the front of the property.

Adding further versatility is a detached octagonal outbuilding—ideal as a games room, home office, studio, or even a self-contained annex for guests or multi-generational living. A shingled driveway provides ample off-road parking for multiple vehicles, complemented by a carport and a barn-style storage area.





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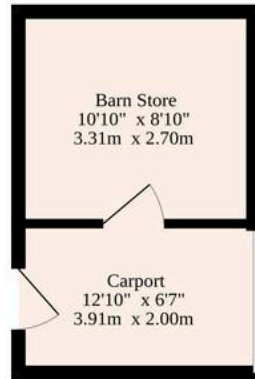
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Manor Cottage is more than a home—it's a lifestyle. Here, you'll find the quiet rhythm of village life, the comfort of history around you, and the freedom of space inside and out. Whether you're drawn to the character-rich interiors, the beautiful grounds, or the sense of seclusion, this is a rare opportunity to own a piece of Norfolk's heritage and make it your own.

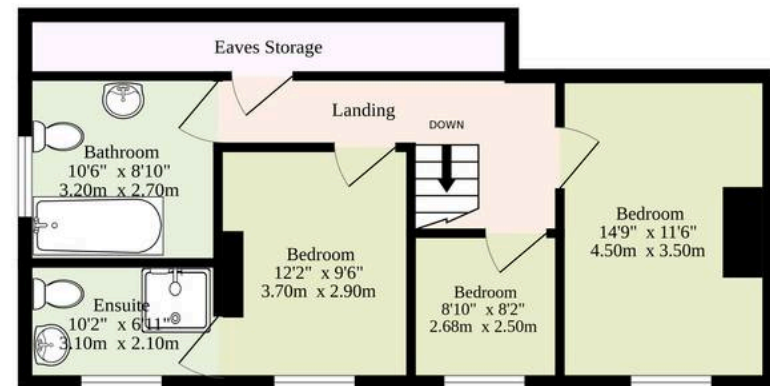
- Grade II listed detached cottage tucked away in the Norfolk village Garboldisham
- Retains the properties original character features including a traditional thatched roof, exposed wooden beams, inglenook fireplaces, original tiled flooring and exposed brick-work
- Two grand reception rooms both showcasing inglenook fireplaces, inviting relaxation and entertaining
- Kitchen/dining room equipped with wall and base cabinetry, an integrated double oven, a gas hob and under-counter areas for your own appliances
- A versatile bedroom/study with the option to be a playroom for families and a convenient cloakroom
- Three bedrooms, a private en-suite and a family bathroom
- Substantial plot offering endless possibilities for outdoor activities and enjoyment, with a patio area, a sweeping laid to lawn and well-established borders
- A detached octagonal outbuilding, with the option to be a games room, a home office or a studio, with the potential to be a self-contained annex for multi-generational living
- Shingled driveway providing ample off-road parking



Ground Floor
1410 sq.ft. (131.0 sq.m.) approx.



1st Floor
679 sq.ft. (63.1 sq.m.) approx.



Sqft Includes The Barn Store, Carport, Games Room/Studio And Eaves Storage

TOTAL FLOOR AREA : 2089 sq.ft. (194.1 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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