



Mayfield House Back Street, Garboldisham

Diss



Minors & Brady



# Mayfield House Back Street

Garboldisham, Diss

There is a quiet dignity in the way Mayfield House rests within its Conservation Area setting, its presence both subtle and assured. Tucked along a no-through village lane, the home is approached by a broad shingle driveway that sets an immediate tone of refinement. The interiors balance charm with practicality, offering two reception rooms, each with log-burning stoves, a generous entrance hallway, and durable flooring throughout the ground floor for easy family living. At the heart, an open-plan kitchen and dining space shines with natural light, its rustic beam, Belfast sink, and central island tying a modern lifestyle seamlessly to country character. Four well-proportioned bedrooms include a principal suite with an en-suite, while the wide landing enhances privacy and flow upstairs. Beyond, the garden stretches to open field views, its terrace and lawn offering space for both leisure and play. With solar panels to both house and garage, this eco-conscious home blends heritage appeal, sustainable efficiency, and family-friendly design in one distinguished residence.

## The Location

Surrounded by rolling countryside and wide-open skies, this home sits in a peaceful village lane in the heart of Garboldisham offering a way of life that blends rural charm with everyday convenience. With panoramic field views and no threat of future development nearby, the setting is as unspoilt as it is scenic, giving a true sense of space, privacy, and connection to nature. Garboldisham is a thriving village with a strong community feel. It offers a host of amenities including a local shop and post office, church, active village hall, and a popular community-owned pub, The Fox Inn. The much-loved village primary school is just a short walk away, making the area particularly appealing for families. Village life here is social, friendly, and well-supported, with a calendar of events and a welcoming spirit. Despite its countryside setting, the location remains highly practical. Diss lies just 8 miles east, home to a mainline railway station with direct services to London Liverpool Street and Norwich, while Thetford is only 9 miles west for further shopping and leisure options. With protected land surrounding the area, the village's rural charm is preserved for the long term, making it an ideal base for those wanting timeless countryside living with modern accessibility.







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## Back Street, Garboldisham

Gracefully tucked within a Conservation Area in the heart of the village, Mayfield House presents itself as a distinguished family residence, blending timeless charm with modern-day comfort. Set along a peaceful no-through road, the approach immediately sets a tone of quiet refinement.

A broad shingle driveway unfolds to provide ample parking, with gates opening to an additional stretch of driveway that leads up towards the garage – a commanding introduction befitting a home of this scale. With solar panels fitted both to the house and garage, this is an eco-conscious home that not only lowers energy costs but also offers sustainable credentials rarely found in a property of such character.

Beneath its terracotta pantiled roof, the pale rendered façade carries a welcoming elegance, drawing the eye towards the generous entrance hallway. Here, the sense of space is apparent from the very first step, setting the stage for a home designed with family living at its heart. Durable flooring extends throughout the ground floor, chosen as much for practicality as for its timeless appearance, ensuring easy maintenance for busy households.

To one side, a dual-aspect snug offers versatility – an inviting reception room equally suited to a home office, playroom, or reading retreat. With its own log-burning stove, it creates a wonderfully cosy setting, perfect for quiet evenings or children's playtime. Across the hall, the larger sitting room stretches out with undeniable presence, centred around another log burner with a wooden mantle that offers warmth and character. An open archway draws you naturally into the home's central hub.

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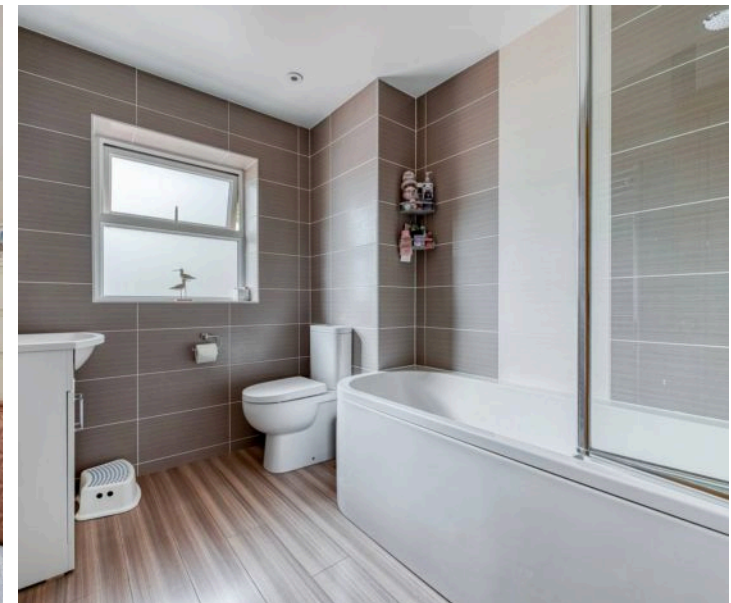
The open-plan kitchen and dining space is bathed in natural light that cascades from overhead windows and wide bi-fold doors. A large central island anchors the room, bar stools neatly aligned beneath, making it an ideal spot for morning gatherings or relaxed evening meals. The country-inspired aesthetic is delicately balanced with modern sensibilities – shaker-style neutral cabinetry, light worktops, brushed fixtures, and a Belfast sink beneath a rustic wooden beam that adds timeless charm.

A recessed space is thoughtfully designed to house a statement fridge-freezer, while the overall décor ties seamlessly into the home's rural character. Views over the garden lend a sense of openness, ensuring the space remains connected to the outdoors.

A matching utility room enhances the home's practicality, complemented by a ground-floor WC.

Ascending the staircase, a remarkably generous landing ensures each of the four double bedrooms is thoughtfully set back, enhancing privacy and flow. The principal suite is served by its own en-suite shower room and fitted storage, while the remaining bedrooms are catered for by a stylish three-piece family bathroom, all designed with family life in mind.

Externally, the garden offers a truly idyllic setting. Enclosed by mature hedging, yet opening at the rear to reveal far-reaching field views, the sense of space and tranquillity is undeniable. A wide expanse of lawn invites children's play and outdoor leisure, while a terraced area provides the perfect platform for dining and entertaining.



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Balancing heritage charm with modern efficiency, this is very much a home designed for family living. With its eco-conscious features, versatile reception rooms, and idyllic rural position that remains easily accessible, Mayfield House stands as a family-friendly residence of rare substance and style – one perfectly attuned to raising a family and creating lasting memories.

## Agents Note

Sold Freehold

Connected to mains water, electricity, alternative drainage and oil-fired heating.

Council Tax Band- E



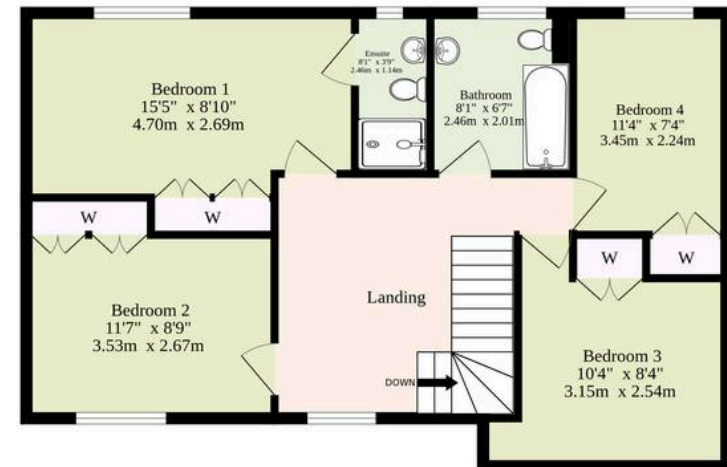
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Ground Floor  
1341 sq.ft. (124.6 sq.m.) approx.



1st Floor  
677 sq.ft. (62.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 2018 sq.ft. (187.5 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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