



6-7 The Entry, Diss

Diss



Minors & Brady

## 6-7 The Entry

### Diss

Beyond a quiet no-through road in the heart of Diss, this detached Grade II listed 17th-century thatched cottage offers heritage, space and versatility. Set within substantial south-facing gardens, the property retains its original character, exposed beams, brick fireplaces and traditional windows, and is currently arranged as two separate dwellings, providing immediate rental potential or the opportunity to create one distinguished home with a self-contained annexe. With generous parking, a large workshop, and scope to modernise or extend (subject to permissions), it presents an exceptional lifestyle opportunity within a private yet well-connected market town setting.

### Diss

The Entry is a quiet lane situated just off the northern edge of Diss town centre. Its position offers a balance of calm residential life with immediate access to the town's amenities. A short walk brings you to the town centre, where you'll find a variety of independent shops, cafes, and essential services alongside larger stores such as Tesco and Morrisons. Local schools serving the area include Diss Infant Academy and Nursery, Diss Church of England Junior Academy, and Diss High School, all within easy reach for families.

Transport links are excellent: Diss railway station provides direct trains to Norwich and London, while the nearby A140 connects the town to surrounding towns and the Norfolk countryside. The setting supports an active lifestyle, with easy access to riverside walks along the River Waveney, green open spaces, and community amenities, making it practical for families, commuters, and those seeking a mix of town convenience and peaceful surroundings.





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## 6-7 The Entry

### Diss

- Detached grade II listed thatched cottage positioned on a substantial plot within the market town of Diss, Norfolk
- Built in the 17th century, obtaining its original character features of exposed beams, brick fireplaces, traditional windows and wooden internal doors
- Currently arranged as two separate dwellings for rental accommodation, with the potential to be one residence or have a self-contained annex for multi-generational living
- Potential to modernise or extend (stpp), to adapt to your own preferences and style
- A total of three reception rooms between both dwellings, arranged as living and dining rooms for relaxation and entertaining
- Kitchens fitted with cabinetry, ovens, areas for appliances and one benefits from a separate utility room for additional storage
- Each dwelling hosts three double bedrooms across two floors, top-floor rooms can be used for storage use
- Expansive, south-facing gardens featuring a sweeping lawn, established beds, multiple storage sheds and a large outbuilding/workshop
- Large frontage that is mainly laid to lawn, with ample off-road parking for both dwellings
- Located down a quiet, no-through road to ensure privacy, as well as being within close proximity to the town centre for essential amenities

### Agents Notes

Freehold

Connected to all mains services.

Please note that this property is of traditional timber frame construction with a thatched roof.



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## 6-7 The Entry

Diss, Diss

Positioned along a quiet no-through road within the historic market town of Diss, this detached Grade II listed thatched cottage sits gracefully within a substantial plot, its presence shaped by centuries of careful stewardship. Dating back to the 17th century, the property retains the hallmarks of its heritage, with exposed timbers burnished by time, brick fireplaces that anchor each room, traditional windows framing garden views, and solid wooden internal doors that close with reassuring weight.

Currently arranged as two separate dwellings, the cottage offers remarkable flexibility. It functions comfortably as rental accommodation, yet could easily be restored to a single, characterful residence or adapted to incorporate a self-contained annexe, ideal for multi-generational living. There is also clear potential to modernise or extend, subject to the necessary permissions, allowing the next custodian to shape the interiors around their own tastes while preserving the building's architectural integrity.

The left-hand residence reveals a particularly generous living room, where large windows invite natural light to move freely across the space, illuminating beams and brickwork. A formal dining room sits adjacent, creating a natural setting for long, unhurried meals, and flows seamlessly into the kitchen/breakfast room. Here, fitted units, a freestanding oven and under-counter spaces for appliances provide a practical foundation, ready for enhancement if desired. A utility room, bathroom and separate WC complete the ground floor. Upstairs, two double bedrooms occupy the first floor, while a further double bedroom on the second floor offers elevated views and a quiet retreat beneath the eaves.

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## 6-7 The Entry

Diss, Diss

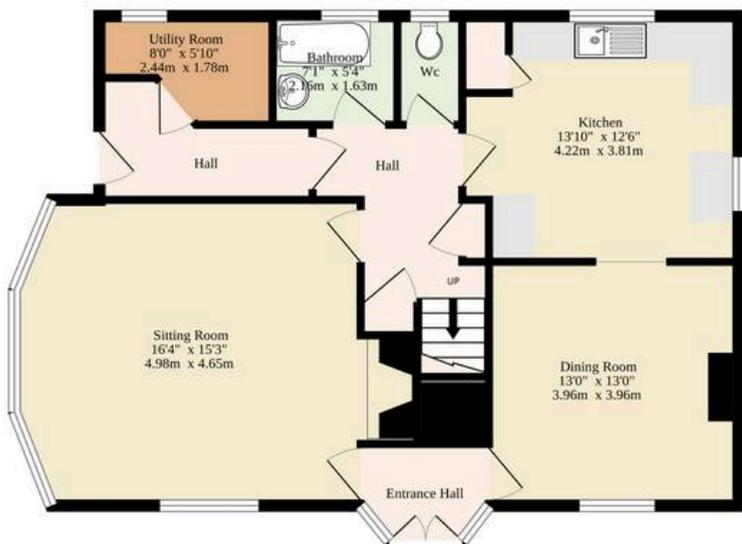
The right-hand dwelling has a more intimate scale, well-suited for guests, extended family or tenants. A cosy living room leads to a fitted kitchen with integrated oven and space for appliances, alongside a ground floor WC and bathroom. Two double bedrooms are arranged on the first floor, with a second-floor loft room offering versatility as a third bedroom, studio or additional storage.

Outside, the south-facing gardens are a defining feature. Currently divided to serve each dwelling, both areas enjoy sweeping lawns, established beds and mature fruit trees that lend colour and productivity through the seasons. Timber sheds provide useful storage, while the setting remains notably private and calm. The right-hand dwelling further benefits from a substantial outbuilding/workshop, offering scope for hobbies, craft, or home working. To the front, a large garden and ample parking comfortably serve both residences.

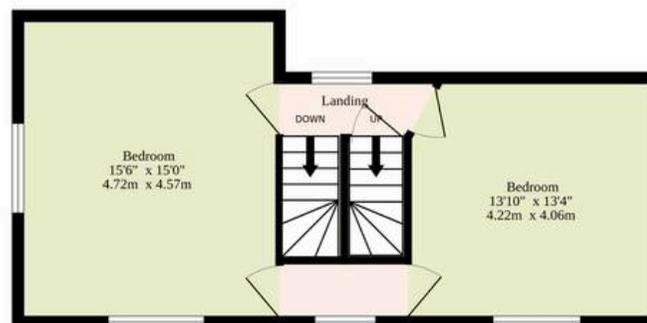
This is a home that balances history with possibility, a period cottage of genuine character, set within generous grounds, quietly positioned yet within easy reach of town amenities and rail connections. Whether retained as two dwellings, united as one, or adapted for extended family living, it presents a rare opportunity to inhabit a piece of Norfolk's architectural heritage while shaping its next chapter.



Ground Floor  
876 sq.ft. (81.4 sq.m.) approx.



1st Floor  
474 sq.ft. (44.0 sq.m.) approx.



2nd Floor  
219 sq.ft. (20.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1569 sq.ft. (145.8 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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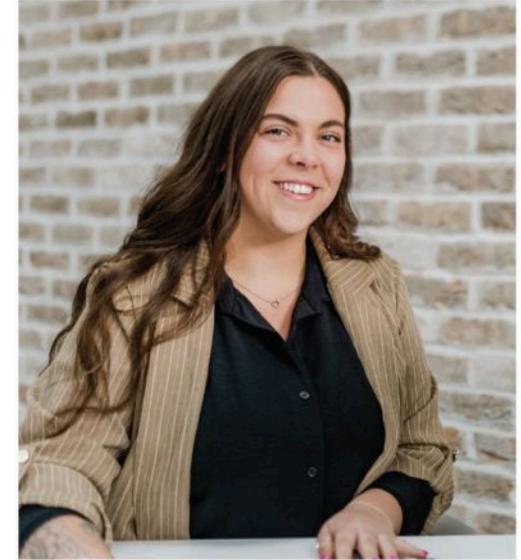
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*Your home, our market*

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