



1 Sheriffs Court, Brockdish

Diss



Minors & Brady

1 Sheriffs Court

Brockdish, Diss

This Grade II Listed timber-framed property dates back to the 16th century and was formerly a charming village hotel. Located in the highly sought-after village of Brockdish, it blends historical character with modern comforts. The ground floor features a welcoming entrance hall, spacious living room with a multi-fuel burner, and a well-appointed kitchen. Original period details, including exposed timber framing and restored floorboards, add charm throughout. Upstairs offers two bedrooms, a modern family bathroom, and a large second-floor bedroom accessed via original stairs. Externally, there is an enclosed courtyard garden and off-road parking. With its unique history, character, and location, this property provides a rare opportunity to own a distinctive period home.

- Grade II Listed timber-framed 16th-century property
- Formerly a village hotel
- Highly sought-after village location in Brockdish
- Spacious living room with multi-fuel burner
- Well-equipped kitchen for modern family living
- Two first-floor bedrooms and a large second-floor bedroom
- Modern, updated family bathroom
- **Agents Note**

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

The vendors have upgraded the heating system, refurbished the floorboards, and renovated the bathroom.



M&B



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The Location

Located in the desirable village of Brockdish, the village enjoys a peaceful setting within a charming rural community. This picturesque South Norfolk village is known for its pretty period properties, surrounding countryside, and easy access to nearby towns such as Harleston and Diss, where direct rail links to London Liverpool Street are available in under 90 minutes.

The village itself features scenic walking routes and a strong sense of community, making it popular with families, professionals, and those seeking a slower pace without losing connection to everyday essentials.

With the Norfolk and Suffolk border close by, coast and country are both within reach, offering a balanced lifestyle in a quietly connected location.

Sheriffs Court, Brockdish

This exceptional Grade II Listed timber-framed property dates back to the 16th century and was formerly a charming village hotel. Situated in the highly sought-after village of Brockdish, the home beautifully combines historical character with modern comfort, making it a unique opportunity for those seeking period charm.



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Brockdish, Diss

The ground floor offers a welcoming entrance hall leading into a spacious living room, complete with a feature multi-fuel burner that provides both warmth and ambiance. The living space flows naturally into a well-appointed kitchen with butler sink, perfect for family living or entertaining guests.

Original period features, including exposed timber framing and carefully restored floorboards, run throughout the property, adding a sense of history and character.

Upstairs, the property continues to impress with its thoughtfully designed layout. Two bedrooms are accessed via original period stairs, alongside a modern family bathroom that has been tastefully updated while respecting the home's historic charm. Further original stairs lead to a generous second-floor bedroom, offering versatile space that could be used as a master suite, guest room, or home office.

Externally, the property benefits from an enclosed courtyard garden, providing a private outdoor space ideal for relaxing, dining, or gardening. There is also off-road parking. The current owners have invested in updating the heating system and restoring the original floorboards, ensuring the property is both comfortable and in keeping with its heritage.

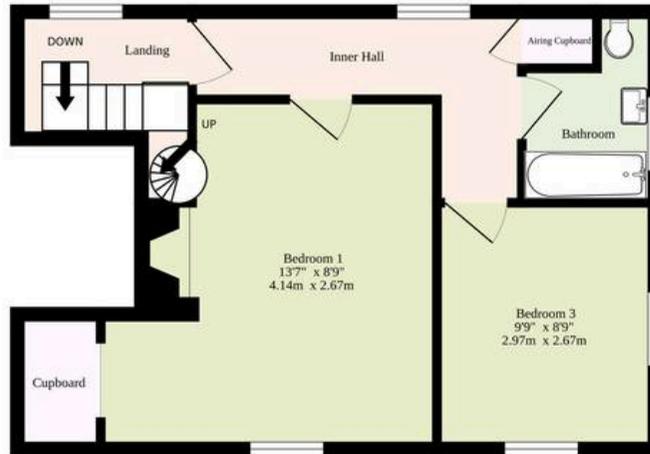
With its rich history, original features, and enviable village location, this Grade II Listed home in Brockdish represents a rare opportunity to own a truly distinctive period property.



Ground Floor
496 sq.ft. (46.1 sq.m.) approx.



1st Floor
375 sq.ft. (34.8 sq.m.) approx.



2nd Floor
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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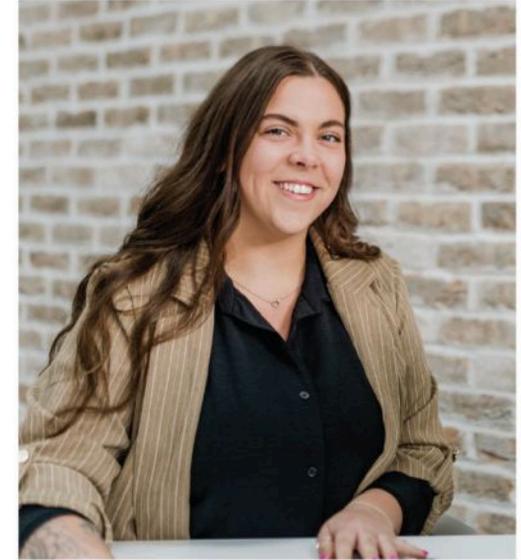
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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