



27 Rectory Road, Dickleburgh

Diss



Minors & Brady

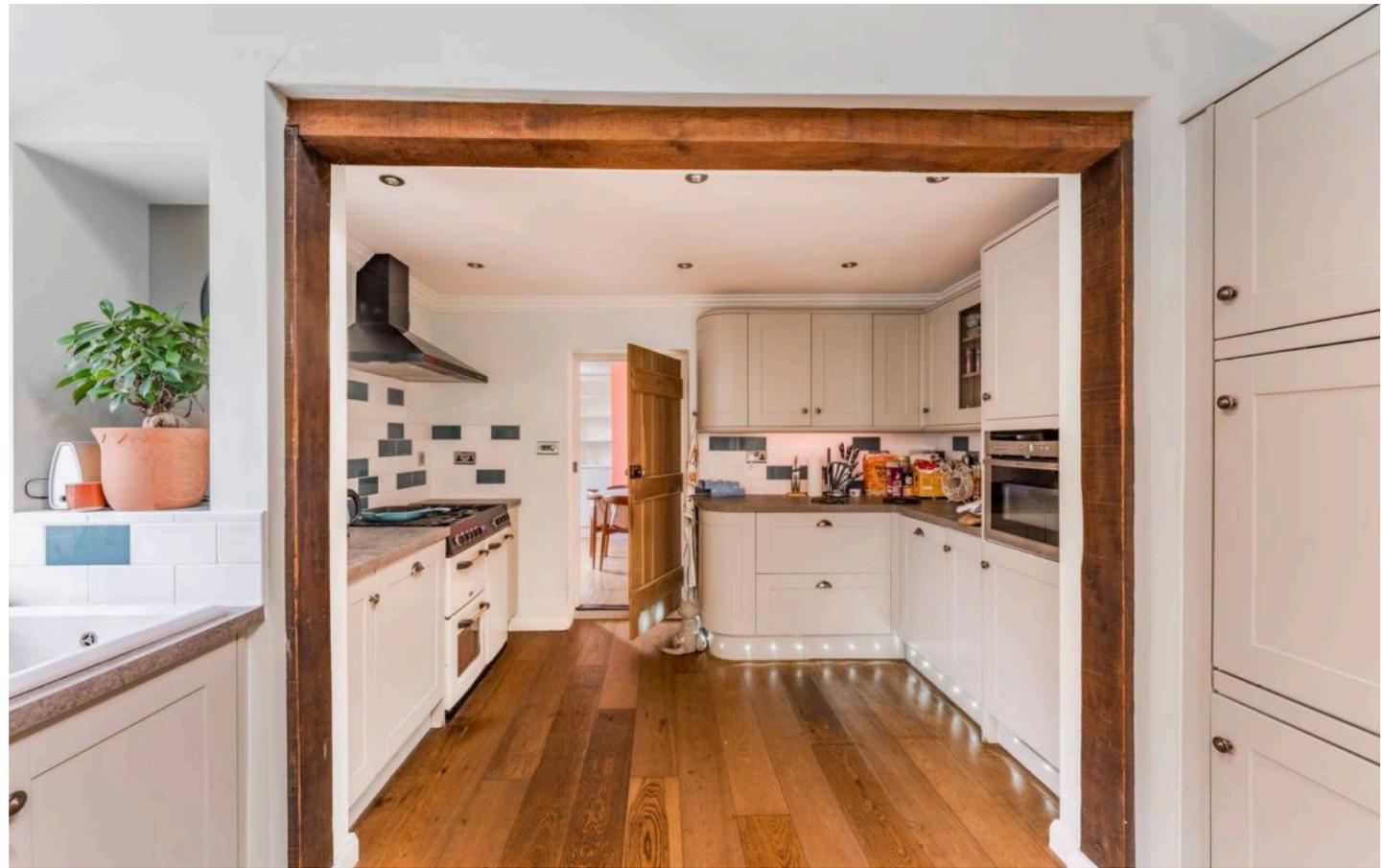
27 Rectory Road

Dickleburgh, Diss

Steeped in history and framed by open field views, this Grade II listed detached cottage, believed to date back to the 17th or 18th century, occupies a mature plot of approximately 0.25 acres stms and offers secure gated parking for multiple vehicles. Rich in period detailing, the home features an elegant front reception room with marble fireplace and stripped timber floorboards, a generous lounge and dining room with exposed brick chimney breast and recessed stove, and a striking vaulted reception room with exposed timber trusses and full height glazing opening onto the garden with views across open fields. The extended shaker-style kitchen includes integrated appliances and underfloor heating, complemented by a ground-floor shower room and utility to support flexible living. Upstairs, three well-proportioned bedrooms are served by a family bathroom, while outside, a detached timber cart lodge provides covered parking alongside workshop and storage space.

Location

Rectory Road is positioned within the well-served village of Dickleburgh, located in the South Norfolk countryside between Diss and Harleston. The village offers a primary school, village shop, public house, and an active community hall, providing everyday essentials close to home. For a wider range of amenities, the market town of Diss is just a short drive away, offering supermarkets, independent retailers, cafés, and a mainline railway station with direct services to Norwich and London Liverpool Street. Surrounded by open countryside yet remaining well connected, this location offers village living with convenient access to nearby towns and transport links. The area is known for its strong community feel and regular local events throughout the year. Scenic country lanes and footpaths are close by, ideal for walking and enjoying the surrounding rural setting.





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Stepping into the entrance hall, the character of the property is immediately apparent, with high ceilings and decorative coving creating a strong first impression.

To the front of the house sits an elegant reception room with stripped timber floorboards underfoot and a marble fireplace forming an attractive focal point. Detailed cornicing and a timber internal door reinforce the heritage feel, while the proportions comfortably accommodate a full seating arrangement.

Moving through, the main lounge and dining room stretches through the depth of the cottage and is centred around an exposed brick chimney breast with a recessed stove set on a raised brick hearth. Timber flooring runs throughout, and sash-style windows allow natural light to fill the space. Built-in cabinetry provides practical storage, and the room connects directly through to the kitchen, creating an easy flow for both daily life and entertaining. The kitchen forms part of the later extension and is fitted with painted shaker-style cabinetry complemented by solid work surfaces and tiled splashbacks. Integrated appliances include a double oven and an inset hob with an extractor above, and a ceramic sink is positioned beneath a window. Recessed ceiling lighting enhances the bright finish, while exposed structural timbers frame the opening into the extended living space. This section of the house benefits from underfloor heating.

Beyond the kitchen, a rear hallway links to further ground-floor accommodation. The utility room is fitted with matching cabinetry and work surface space, offering plumbing and space for appliances. Adjacent to this is the ground floor shower room, fitted with a shower enclosure, wash basin and WC, providing flexibility for guests or multi-generational living.



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The extended reception room, currently arranged as a sitting room, is a striking space with a vaulted ceiling and exposed timber trusses and beams. Full height timber framed glazing and double doors open onto a raised decked terrace, drawing the garden into the room and allowing direct access outside. A contemporary wall-mounted fire adds a focal point, and the scale of the room allows it to function equally well as an additional reception space or a ground-floor bedroom if required.

Rising to the first floor, the landing leads to three well-proportioned bedrooms. Each enjoys natural light through sash-style windows and offers comfortable accommodation suitable for family living, guests or home working. The family bathroom is fitted with a panelled bath, wash basin and WC, complemented by wall tiling and a window for ventilation and light.

Externally, the property sits within grounds of approximately 0.25 acres stms. The rear garden is predominantly laid to lawn and enclosed by fencing and mature brick walling, with established trees and shrubs providing structure and privacy. Raised brick planters add definition to the space, and a timber garden shed is positioned within the grounds. The decked terrace adjoining the vaulted reception room provides an elevated seating area overlooking the lawn. Accessed via double gates, a substantial gravel driveway runs along the side of the cottage, providing secure off-road parking for multiple vehicles. To the rear stands a detached timber cart lodge, open fronted to one side and enclosed to the other, offering covered parking alongside workshop and storage space.

Agents notes

Sold freehold, connected to main service,s water and electricity

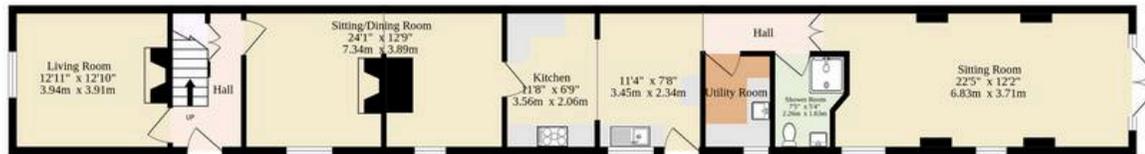
Private septic tank drainage system

Oil-Fired Central Heating

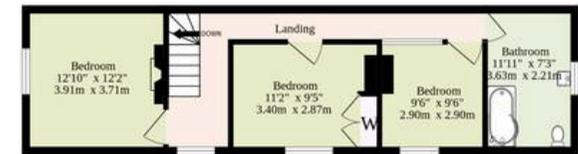
Council Tax Band- D



Ground Floor
1096 sq.ft. (101.8 sq.m.) approx.



1st Floor
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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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