



Rose Cottage Audley End, Burston

Diss



Minors & Brady

Rose Cottage Audley End

Burston, Diss

Dating back to the 1600s, this detached cottage enjoys a picturesque countryside setting with open views and scenic walking routes close by. Rich in heritage, the property showcases exposed timbers, beams and striking brick fireplaces that reflect its long history. The kitchen diner is centred around a traditional brick inglenook fireplace with a cast iron wood burning stove, while the lounge features a further wood burner set within an impressive brick chimney breast. There are two well-proportioned double bedrooms, each with fitted wardrobes, served by a modern family bathroom with bath and shower over. A separate utility room and ground-floor WC add practicality. The expansive gardens include an orchard-style area, mature hedging and winding brick pathways, complemented by an excellent range of outbuildings comprising a garage, workshop, coal shed, entertainment room and potting shed, along with a driveway offering generous off-road parking.

Location

Audley End is situated in the rural village of Burston, positioned between Diss and Harleston on the Norfolk and Suffolk border. The village is well known for its strong sense of community and is home to Burston Community Primary School, along with the historic site of the Burston Strike School, which reflects the area's unique heritage. Everyday amenities can be found in nearby Diss, including supermarkets, independent shops, cafés and a mainline railway station offering direct services to Norwich and London Liverpool Street. The surrounding countryside provides open views and scenic walking routes, while road links via the A143 and A140 give straightforward access to neighbouring market towns and the wider region. Regular bus services also connect the village to surrounding areas, making it practical for both commuters and families.

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Stepping inside, you are immediately struck by the exposed timbers and low beams that define the character of this cottage. The entrance hall offers a warm introduction, with visible structural woodwork giving a clear sense of the building's age and craftsmanship. A circular feature window with decorative stained glass detailing provides a focal point and draws in natural light, while wall-mounted shelving and display alcoves add further character to the space.

The kitchen diner is rich in period detail and full of atmosphere. Quarry-style tiled flooring runs throughout, practical and in keeping with the setting. A substantial brick inglenook fireplace forms the focal point, housing a cast-iron wood-burning stove set on a tiled hearth beneath a heavy timber beam. Fitted cabinetry provides storage and work surface space, with a sink and drainer positioned beneath a window for natural light. There is a comfortable space for a dining table, allowing the room to function as a true kitchen-diner suited to everyday living.

Moving through to the lounge, you find a generously proportioned reception room extending across the depth of the property. Exposed ceiling timbers continue the character theme. A striking brick fireplace forms the centrepiece of the room, fitted with a cast iron wood burning stove set beneath a timber mantel. The brick chimney breast creates warmth and texture, giving the space a strong focal point. Windows allow natural light to filter through, and the layout provides flexibility for seating arrangements without compromising circulation.

The utility room offers additional work surface space and room for laundry appliances, keeping practical tasks neatly organised. There is also a ground-floor WC, conveniently positioned for daily use.



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Upstairs, the landing retains the cottage atmosphere with sloping ceilings and exposed beams. The principal bedroom is a well-sized double featuring extensive fitted wooden wardrobes built into the eaves, providing excellent integrated storage. The second bedroom is also a comfortable double and benefits from a fitted wardrobe. Both rooms are carpeted and enjoy natural light through leaded windows, with angled ceiling lines enhancing the character. The family bathroom is finished in a modern style and includes a panelled bath with glazed shower screen and wall-mounted shower, a wash basin set within a vanity unit with drawers beneath, and a WC.

Contemporary tiling surrounds the bath area, and wood-effect flooring provides a practical and updated finish.

Externally, the property is set within expansive lawned gardens enclosed by mature hedging and established planting. Brick pathways guide you through different sections of the grounds, including a circular planted bed and an orchard-style area with evenly spaced trees. A traditional hand pump feature adds further charm and character. The outbuildings are a significant feature of the property and provide excellent versatility. These include a detached garage, workshop, coal shed, dedicated entertainment room and a potting shed, all offering useful additional space for hobbies, storage or leisure use. There are also three outside taps positioned around the property for added convenience. A paved terrace sits beside one of the timber buildings, creating a defined area for outdoor seating and enjoyment of the surrounding gardens. To the front and side, a driveway provides off-road parking for multiple vehicles and leads directly to the garage, completing a distinctive cottage with generous accommodation and extensive external facilities.

Agents notes

Sold freehold, connected to main services, water and electricity

Cesspit drainage system

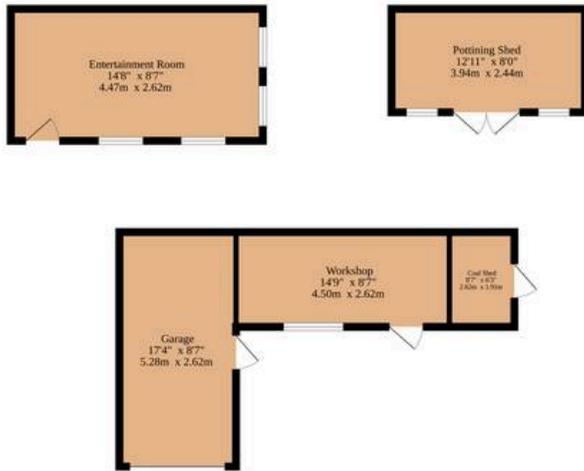
Night storage heating

Council Tax Band: D



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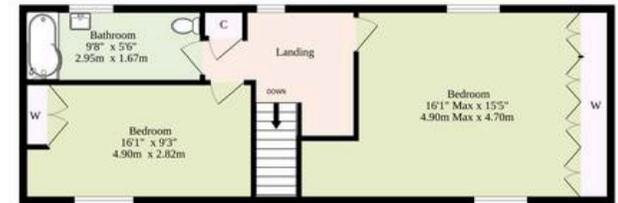
Outbuildings
561 sq.ft. (52.1 sq.m.) approx.



Ground Floor
558 sq.ft. (51.8 sq.m.) approx.



1st Floor
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 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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