



Pear Tree Cottage Crossing Road, Palgrave

Diss



Minors & Brady

Pear Tree Cottage Crossing Road

Palgrave, Diss

A charming period cottage in an idyllic village setting, offering privacy, character, and beautifully landscaped grounds. Set well back from the road in the heart of Palgrave, this detached home dates back to the 1800s and blends historic charm with modern comfort. Inside, two reception rooms provide flexible living, including a light-filled sitting room and a characterful dining space with exposed timbers and a striking fireplace. The kitchen connects seamlessly to the living areas, while a garden room opens onto the south-facing garden. Upstairs are two generous double bedrooms and a family bathroom, with the added benefit of a water softener. Outside, the established garden, home office/studio, driveway, and garage complete this appealing home.

- Charming detached cottage dating back to the 1800s, full of character and warmth
- Peacefully positioned in the heart of the sought-after village of Palgrave
- Bright and inviting sitting room with bay window and garden room beyond
- Characterful dining room featuring exposed timbers and an impressive brick fireplace
- Well-equipped kitchen designed for practical, everyday living
- Two spacious double bedrooms with built-in storage
- Beautifully established, south-facing garden offering privacy and year-round enjoyment
- Delightful outdoor spaces including patio, raised terrace, and pond
- Fully insulated home office or studio, ideal for remote working or hobbies
- Generous driveway, garage, and the added comfort of a water softener



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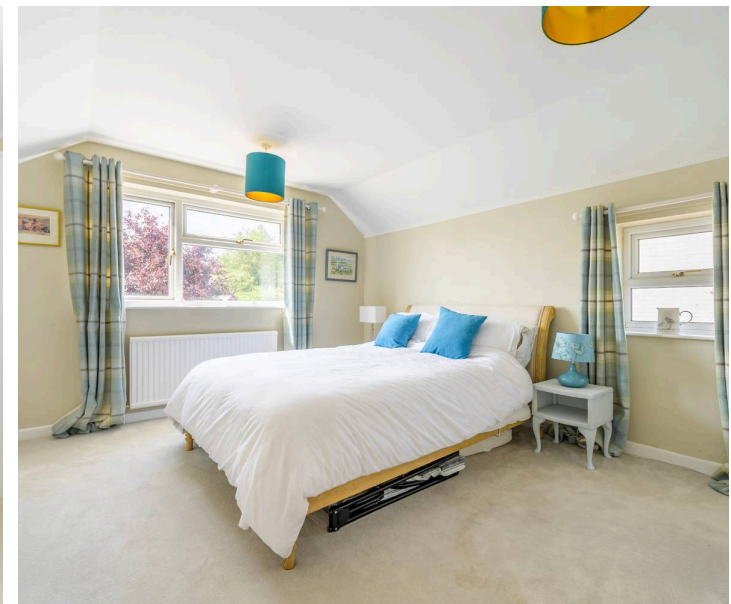
The Location

Set within the charming village of Palgrave, this property presents a rare opportunity to enjoy the benefits of semi-rural living combined with excellent access to everyday amenities. Palgrave is a thriving and welcoming community known for its traditional village atmosphere, featuring a historic church, a picturesque green with a duck pond, and a well-regarded primary school. The village maintains a strong sense of community, with local events and a peaceful, scenic setting surrounded by countryside.

The nearby market town of Diss offers a comprehensive range of services, including supermarkets, independent shops, cafés, and leisure facilities, as well as dining options overlooking the town's central Mere. Educational needs are well served in the wider area, with access to both primary and secondary schooling in Diss and in the neighbouring town of Eye, just a short drive away.

The area is well connected for commuters and travellers alike. Diss Railway Station provides direct rail services to Norwich and London Liverpool Street, ensuring smooth links for both business and leisure.

For those drawn to the coast, Suffolk's popular seaside towns such as Southwold and Aldeburgh can be reached in under an hour, with the wide skies and natural beauty of the North Norfolk coastline also within easy reach. The location combines peaceful village living with strong transport links and access to some of the region's most attractive destinations.



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Tucked away in the heart of the ever-desirable village of Palgrave, this enchanting detached cottage enjoys a wonderfully secluded position, set well back from the road to provide peace, privacy, and a true sense of countryside living. Rich in history and dating back to the 1800s, the home effortlessly blends its original character with the comforts of modern-day living, creating a warm and inviting environment that feels both timeless and practical.

Approached via a generous private driveway, the property offers ample parking alongside a substantial garage, ensuring convenience as well as excellent storage. The charming frontage, enhanced by a traditional character wall, sets the tone for what lies beyond—an appealing home full of personality and charm.

Stepping inside, you are welcomed by a spacious entrance hall, complete with useful under-stairs storage and a neatly appointed cloakroom. The ground floor unfolds into two beautifully proportioned reception rooms, each offering its own unique atmosphere. The sitting room is light and airy, with a lovely bay window drawing in natural light, and flows effortlessly into a delightful garden room with doors opening onto the terrace, perfect for enjoying the garden year-round.

The dining room is particularly characterful, featuring exposed timbers and an impressive brick fireplace with an oak bressumer beam, creating a cosy and atmospheric setting for entertaining and family meals. The adjoining kitchen is well-equipped with a range of fitted units, ample work surfaces, and integrated cooking appliances, thoughtfully designed to suit everyday living.



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Upstairs, the property continues to impress with two generously sized double bedrooms, both offering built-in storage and pleasant outlooks. A well-appointed family bathroom serves the accommodation, alongside a practical airing cupboard. Adding to the home's comfort and convenience, a water softener is also installed, enhancing day-to-day living.

Outside, the garden is undoubtedly a standout feature of this charming home. South-facing and beautifully established, it has been carefully landscaped to provide a variety of seating areas and a wonderful sense of privacy. Enclosed by attractive flint and brick walling, the space feels both secure and serene. A paved patio sits directly off the house, ideal for al fresco dining, while a raised terrace beside a picturesque pond offers a peaceful spot to unwind and enjoy the evening sun. The garden is thoughtfully planted and well stocked, creating colour and interest throughout the seasons.

Further enhancing the property is a fully insulated home office or studio, complete with power, USB points, and lighting—perfect for remote working or creative pursuits. Additional outbuildings include a timber shed and a greenhouse, providing practical gardening and storage solutions.

This is a truly special home, offering character, comfort, and a beautiful village lifestyle in equal measure.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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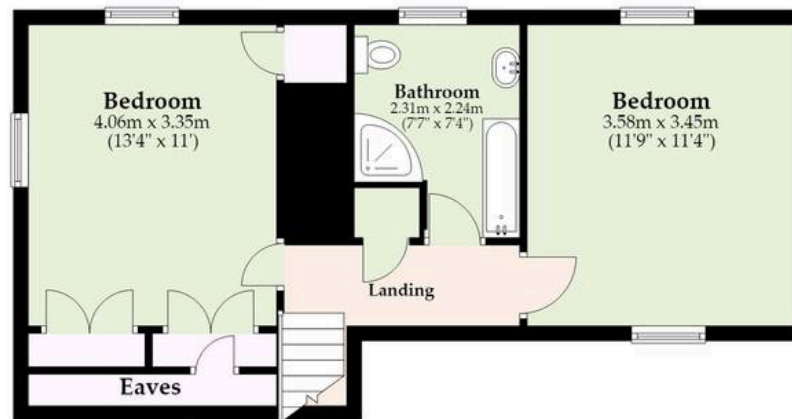
Ground Floor

Approx. 81.5 sq. metres (877.1 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 125.9 sq. metres (1355.3 sq. feet)



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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Meet *Theo*
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