



Rose Cottage Fen Road, Blo Norton

Diss



Minors & Brady

Rose Cottage Fen Road

Blo Norton, Diss

There is an immediate sense of character as you arrive at this period thatched cottage, quietly positioned within a small rural village and looking out across the open fen. The setting feels wonderfully grounded in its surroundings, and the cottage itself carries the charm and presence of a home that has evolved over generations. Inside, a surprisingly extensive layout unfolds through a series of inviting reception rooms, a generous kitchen and dining space designed for everyday gathering, and four comfortable bedrooms arranged to suit family life. The detached annexe offers significant scope for full renovation, opening the door to multi-generational living, creative workspace or future income potential. Private gardens wrap around the property, offering established planting, quiet corners and a sense of privacy that enhances the rural atmosphere. For buyers seeking a home with depth, character and genuine opportunity, this cottage stands out as a compelling find.

Agents Notes

Freehold

Connected to mains water, electricity and a septic tank.

Oil boiler and an immersion heater.

Please note: This property has a shared driveway with the neighbouring property.





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- Chain free!
- Detached period thatched cottage in a peaceful rural village with views across open fenland
- Total accommodation of approximately 2,577 sqft including the detached barn/annexe
- Four versatile reception rooms featuring exposed beams, brickwork and period character
- Generous kitchen/dining room designed for everyday family use with doors opening to the garden
- Separate utility room, rear porch and a dedicated home office providing excellent practical space
- Four first-floor bedrooms, including a principal bedroom with walk-through dressing room and balcony
- Stylishly renovated four-piece family bathroom with contemporary fittings
- Detached two-bedroom annexe requiring full renovation, offering significant future potential (stpp)
- Established front and rear gardens with mature planting, seating areas, a disused historic well, garage and ample gated parking



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The Location

Fen Road in Blo Norton offers a genuinely peaceful rural setting, with open farmland, quiet lanes and pockets of woodland shaping a calm, outdoors-oriented lifestyle. Despite the countryside feel, practical amenities are close: Diss town centre is around 6 miles away, giving easy access to everyday shopping, cafés, independent businesses and the town's weekly market.

The nearest supermarkets in Diss include Tesco Superstore, Morrisons, and Lidl, all within a short drive. Local schooling options are straightforward too, with Bressingham Primary School, Diss Church of England Junior Academy, and Diss High School forming the closest cluster of education providers.

Transport links are reliable for a rural village, Diss railway station offers direct Greater Anglia services to Norwich and London Liverpool Street, and nearby routes such as the A1066 and A140 keep wider Norfolk and Suffolk accessible.

Life here leans toward quiet mornings, long walks, cycling routes and a slower, more spacious pace without losing the convenience of a well-connected market town nearby.



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Tucked within a peaceful rural village, with open fenland stretching out opposite, this period cottage offers a rare blend of character, space and future potential. Set behind generous gardens and framed by mature trees, the home carries all the charm of a traditional thatched residence while providing the scale and versatility expected for modern living.

The main residence unfolds across a series of inviting reception rooms, each enriched with exposed timbers, brickwork and the unmistakable atmosphere of a long-established rural dwelling. The principal sitting room is particularly striking, a space where the cottage's history is felt in every surface, yet arranged in a way that suits relaxed family life. A smaller snug sits opposite, a cosy retreat that could equally serve as a ground-floor bedroom if required.

At the heart of the home lies a generous kitchen and dining space, extended over time to create a sociable, multi-use environment. Shaker cabinetry, timber worktops and a butler sink lend a timeless feel, while the adjoining dining and family areas open directly to the garden, encouraging easy indoor-outdoor living.

A separate utility room, rear porch and a dedicated home office add welcome practicality, supporting those who value the option of working from home without compromising the character of the property.



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Upstairs, the sense of space continues. Four well-proportioned bedrooms are arranged across the first floor, including a principal suite with a walk-through dressing room and access to a private balcony overlooking the garden. The recently renovated family bathroom brings a contemporary note to the home, with a refined four-piece layout designed to offer a calm, restorative environment.

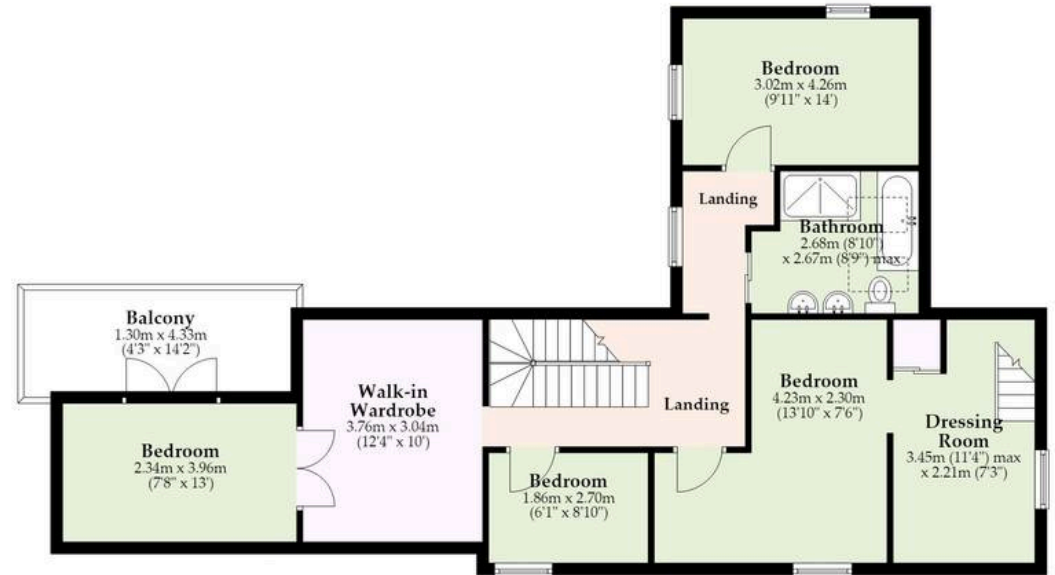
Beyond the main cottage, a detached two-bedroom barn (annexe) stands ready for full renovation. Its position and footprint present exciting scope for those seeking multi-generational living, guest accommodation or a potential income-producing space (subject to consents). The presence of this additional building significantly broadens the appeal of the property, offering flexibility that is increasingly sought after.

The gardens are a particular highlight. The front lawn is deep and private, dotted with established planting and centred around a pathway leading to the cottage door. A disused well adds a charming nod to the past. To the rear, a sheltered terrace opens onto a lawned garden enclosed by brick and timber, with pockets of space ideal for quiet seating, planting or outdoor dining. A covered archway leads to a more secluded corner, a natural spot for summer evenings or informal entertaining.

The driveway provides ample off-road parking and leads to both the garage and the annexe, ensuring the layout works effortlessly for day-to-day life.



First Floor
Approx. 87.9 sq. metres (946.4 sq. feet)



Ground Floor
Approx. 114.8 sq. metres (1236.2 sq. feet)



Barn
Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 239.5 sq. metres (2577.4 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.



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