



29 Mount Street, Diss
Minors & Brady



29 Mount Street

Diss

A beautiful Grade II listed home where period character and modern comfort come together effortlessly. Occupying a coveted position on one of Diss' most desirable roads, this charming residence showcases an abundance of original features, including exposed beams and impressive inglenook fireplaces. The flexible accommodation includes three reception rooms, an open-plan kitchen/dining area and well-proportioned bedrooms, making it ideally suited to modern family living. Outside, the landscaped rear garden offers a peaceful retreat, complete with established fruit trees, attractive seating areas and a high degree of privacy. A detached office and workshop with power provide valuable additional space for home working, hobbies or creative pursuits. Just a short walk from the town centre, this unique property combines historic charm, versatile living and everyday convenience in equal measure.

- Grade II listed period home in a sought-after location
- Wealth of character features including exposed beams
- Two reception rooms with inglenook fireplaces and wood-burning stoves
- Open-plan kitchen and dining area with garden access
- Third reception room offering flexible living space
- Principal bedroom with dressing area and en-suite shower room
- Landscaped rear garden with established fruit trees
- Detached office/studio with power and lighting
- Separate workshop with power and lighting
- Within walking distance of Diss town centre and amenities





The Location

Mount Street enjoys a convenient position close to the centre of Diss, allowing residents to make the most of everything this well-served market town has to offer. From everyday shopping and essential services to independent retailers, cafés and restaurants, many amenities can be reached on foot, making day-to-day life both practical and enjoyable. The town's historic marketplace remains at the heart of the community, hosting a regular market and providing a vibrant focal point throughout the year.

For grocery shopping, residents are well catered for with major supermarkets including Tesco Superstore and Morrisons nearby, alongside a variety of local shops and convenience stores. The town centre also offers a good selection of cafés, pubs and eateries, providing plenty of choice for casual lunches, evening meals or meeting friends for coffee.

Families are particularly well served, with a number of highly regarded schools available for children of all ages. These include Diss Church of England Junior Academy, Roydon Primary School and Diss High School, all within easy reach. The area's established residential feel and strong sense of community make it a popular choice for families looking to remain close to schools and local facilities.

Diss is also known for its attractive green spaces, with the picturesque Mere providing a scenic setting for walks and relaxation. Spanning around six acres in the centre of town, the Mere is one of the deepest natural inland lakes in the country and offers a peaceful escape just moments from the bustling high street. Additional parks, recreational facilities and countryside walks can also be found throughout the surrounding area.

Commuters benefit from excellent transport connections, with Diss railway station offering regular direct services to Norwich, Ipswich, Cambridge and London Liverpool Street. The nearby A140 and A1066 provide convenient road links to Norwich, Bury St Edmunds and the wider region, making the town an attractive base for those travelling for work or leisure.

M&B





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Diss

Mount Street, Diss

Occupying a prominent position along one of Diss' most sought-after roads, this substantial Grade II listed home beautifully showcases the charm and craftsmanship synonymous with period living. Set within the heart of this historic market town, the property boasts a wealth of character throughout, seamlessly blending centuries-old features with thoughtful modern improvements.

From the moment you step inside, the home's rich heritage is evident. Exposed beams and timbers feature throughout much of the property, creating warmth and individuality in every room. The generous accommodation is arranged across multiple reception spaces, offering flexibility for modern family life while retaining the cosy and inviting atmosphere expected of a home of this age.

At the heart of the property are two impressive reception rooms, each centred around a striking inglenook fireplace complete with a wood-burning stove. These characterful spaces provide the perfect setting for relaxing evenings, entertaining guests or gathering with family. The adjoining dining area enjoys direct access to the rear terrace through double doors, creating a natural flow between the internal living space and the garden beyond.



M&B



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The kitchen is both practical and well-proportioned, offering generous preparation space, a ceramic sink and room for everyday appliances. Beyond the kitchen, a useful utility area provides additional functionality, alongside a boiler room and a convenient ground-floor shower room. These practical additions complement the home's character while supporting the demands of modern-day living. A further reception room provides valuable versatility and could serve equally well as a snug, home office, library or playroom. From here, a spiral staircase leads to a secondary first-floor landing, creating an intriguing and flexible layout that is full of personality.

The first floor continues to impress with generous bedroom accommodation. The principal bedroom enjoys an impressive vaulted feel and benefits from a dedicated dressing area and en-suite shower room, creating a comfortable and private retreat. Further bedrooms are served by a family bathroom, which enjoys natural light from dual-aspect windows and offers a well-balanced layout to suit family requirements.

Outside, the beautifully arranged rear garden offers a peaceful escape from daily life. Thoughtfully landscaped with lawns, box-hedged pathways, colourful borders and mature planting, the garden provides a wonderful setting to enjoy throughout the changing seasons. Established fruit trees add further character, while paved seating areas create ideal spaces for outdoor dining, entertaining and relaxation.



M&B



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A particularly attractive feature of the property is the inclusion of a detached office and workshop, both benefiting from power and lighting. Whether utilised for home working, creative pursuits, hobbies or storage, these spaces offer valuable flexibility and enhance the property's appeal for a wide range of buyers.

Situated within a conservation area and surrounded by similarly attractive period homes, this exceptional residence enjoys a setting that is as desirable as the home itself. Having undergone significant modernisation in recent years, including improvements to the heating system, the property successfully preserves its historic character while providing comfort and practicality for contemporary living.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



M&B

Ground Floor

Approx. 1071.1 sq. feet



First Floor

Approx. 720.2 sq. feet



Total area: approx. 1791.3 sq. feet

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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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