



2 Church View The Street, Dickleburgh

Diss



Minors & Brady

2 Church View The Street

Dickleburgh, Diss

This charming Grade II listed cottage sits in a sought-after village setting, full of character and tucked just moments from open countryside. Inside, it's packed with period charm, including exposed beams, high ceilings and lovely fireplaces that give the home a warm, welcoming feel. The main living room is a real highlight with its striking inglenook fireplace, while a second reception room with a log burner offers a cosy space for dining or relaxing. The kitchen is well laid out with views over the garden, and the ground floor is completed by a stylish bathroom and a very useful boot room for everyday practicality. Upstairs, there are three well-proportioned bedrooms, each bright and full of character. Outside, the large, mature rear garden provides a wonderfully private retreat, perfect for enjoying the peace of the village setting.

- Charming Grade II listed period cottage
- Believed to date back to the late 1500s
- Sought-after village location overlooking the church
- Wealth of original features including exposed beams and fireplaces
- Striking inglenook fireplace in the main living room
- Second reception room with log burner
- Well-appointed kitchen with garden outlook
- Stylishly refitted ground floor bathroom
- Three well-proportioned bedrooms with high ceilings
- Large, mature and private rear garden with outbuildings (shed and greenhouse)





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The Location

Dickleburgh is a well-regarded South Norfolk village known for its friendly community feel and practical everyday amenities. It offers a useful village shop with a post office, a popular traditional pub, and a highly rated primary school, giving the area a strong sense of convenience without losing its rural charm. The village also benefits from generous green space, including a large playing field with sports facilities and a children's play area, which makes it particularly appealing for families and anyone who values having open space close by.

Nature is a real strength of the area. Dickleburgh Moor, a nearby nature reserve, provides an attractive setting for walks, dog-walking, and wildlife watching, with well-maintained footpaths and a peaceful landscape. This adds a calm, countryside backdrop to everyday life while still keeping the village connected and practical rather than isolated.

Streets such as Beech Way fit smoothly into this setting. Properties on roads like Beech Way often appeal to those looking for a quieter lifestyle while still being close to amenities. The layout of these residential pockets usually offers a peaceful environment while remaining within easy reach of the village centre.

For broader services and commuting, the market town of Diss is just over ten minutes away, offering supermarkets, cafés, independent shops, and a mainline station with direct trains to London Liverpool Street. This makes Dickleburgh attractive to people needing access to larger-town facilities or reliable transport links while still wanting to come home to a quieter rural setting.

Overall, Dickleburgh, including roads like Beech Way offers a strong blend of village convenience, community spirit, countryside surroundings, and practical connectivity, making it well-suited to families, commuters, and anyone seeking a relaxed and well-supported place to live.



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Dickleburgh, Diss

The Street, Dickleburgh

Set in the heart of the village and overlooking the church, this charming Grade II listed cottage offers a rare blend of period character, tasteful modern upgrades, and a wonderfully peaceful countryside setting just moments from open fields and scenic walks. Believed to date in part back to the late 1500s, the property has been carefully maintained and improved over the years, retaining its historic charm while offering comfortable and practical living throughout.

Inside, the home is beautifully presented with a wealth of original features, including exposed beams, high ceilings, and attractive wood flooring that enhances the warmth and character of the accommodation. The main living room is a standout space, centred around a striking inglenook fireplace that creates a truly inviting focal point. A second reception room, ideal as a dining space, also benefits from a feature fireplace with a log burner, adding both charm and practicality for cosy evenings.

The kitchen is well appointed and enjoys a pleasant outlook over the rear garden, while stone tile flooring adds a durable and characterful finish. The ground floor also includes a stylishly refitted bathroom, presented in excellent condition. A particularly useful feature is the large boot room/cloakroom, providing excellent everyday storage and a practical entrance space for coats, shoes, and outdoor living.



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Upstairs, the property offers three well-proportioned bedrooms, all continuing the home's characterful feel, with high ceilings enhancing the sense of space and light. Each room has its own charm, making the accommodation versatile for family living, guests, or home working.

A significant highlight of this property is the impressive rear garden, which is both large and well established. Extending generously and beautifully planted, it provides a peaceful and private outdoor setting with mature shrubs, planting, and lawned areas. Outbuildings including a shed and greenhouse add further practicality and appeal for those who enjoy gardening or outdoor hobbies.

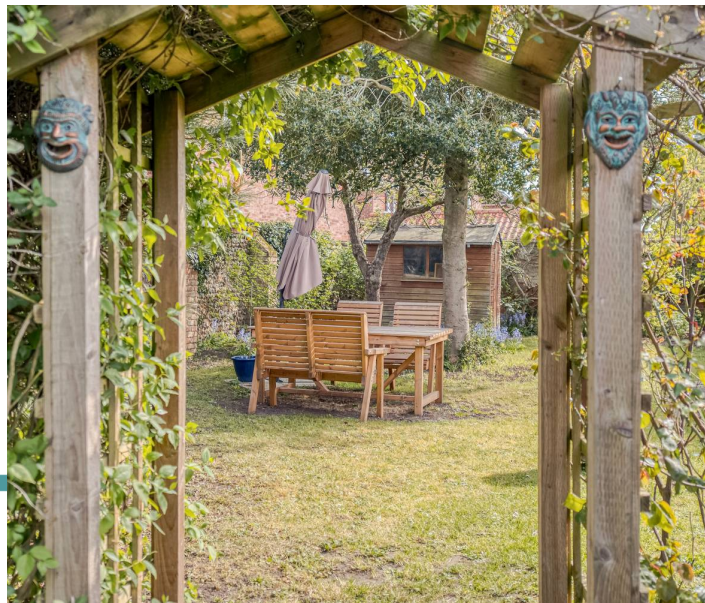
Further benefits include a newly installed gas boiler, providing efficient central heating throughout the home, ensuring modern comfort within a character-filled setting.

Overall, this is a truly special home that combines historic charm with thoughtful updates, generous living space, and an exceptional garden in a highly desirable village location.

Agents Note

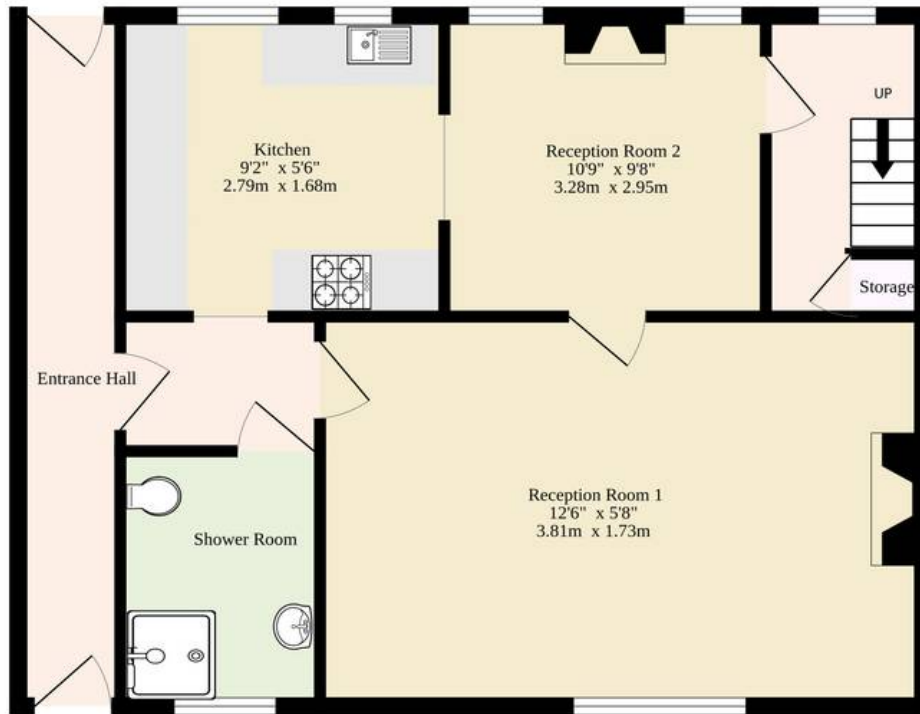
This property will be sold freehold and connected to mains water, electricity, LPG gas and drainage.

New boiler in December 2025.

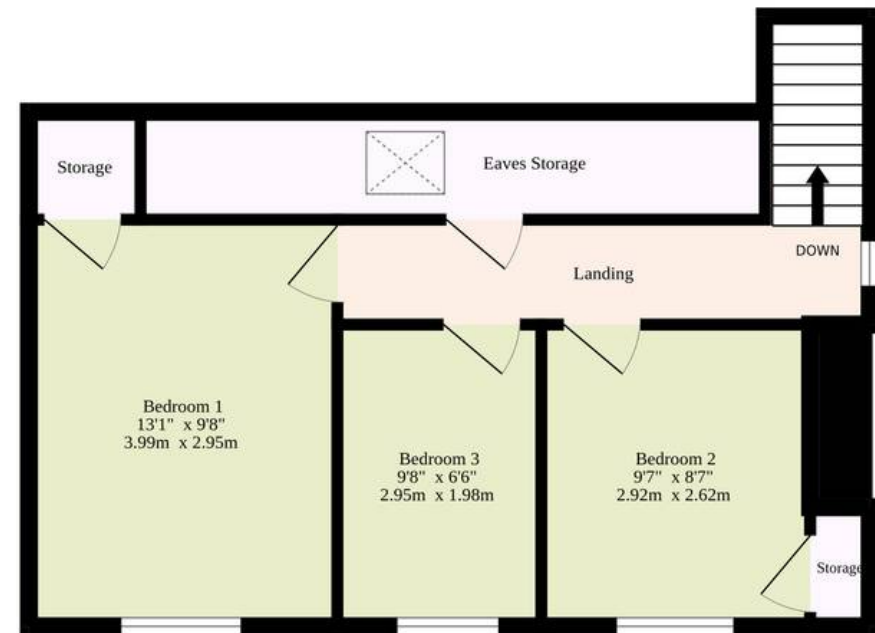


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Ground Floor
475 sq.ft. (44.1 sq.m.) approx.



1st Floor
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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Dreaming of this home? Let's make it a reality



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