



Shoe Makers Cottage Norwich Road, Dickleburgh

Minors & Brady



Shoe Makers Cottage Norwich Road

Dickleburgh, Diss

A picture-perfect Grade II listed cottage overflowing with charm, character and lifestyle appeal. Set within a peaceful position in the popular village of Dickleburgh, this enchanting 17th-century home instantly captivates with its blue front door, climbing foliage and timeless cottage appeal. Inside, a wealth of original features blend effortlessly with modern comforts, creating warm and inviting living spaces centred around exposed beams, fireplaces and wood-burning stoves. Three reception rooms, a well-appointed kitchen and practical utility room offer flexibility for everyday living and entertaining alike. Outside, the mature gardens provide a private and tranquil setting, whilst two detached studio buildings offer exceptional work-from-home or creative space. Completing the package is the valuable benefit of off-road parking to the rear, making this a truly special village home.

- Agent's Note

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

Buyers are advised that the property is Grade II Listed and comprises a predominantly timber-framed structure with clay lump and brick additions. A shared right of way runs to the rear, providing access to the allotments and the property's off-road parking space.

Mains electricity, water and drainage are connected, with heating provided by a range of electric systems and two wood-burning stoves.



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The Location

Dickleburgh is a well-regarded South Norfolk village known for its strong community feel and practical everyday amenities. It offers a useful village shop with post office, a popular traditional pub, and a highly rated primary school, providing a good level of convenience without detracting from its rural charm. The village also benefits from generous green spaces, including a large playing field with sports facilities and a children's play area, making it particularly appealing for families and those who value access to open space.

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

Residential areas within the village tend to offer a quieter lifestyle, set slightly away from passing traffic yet still within easy reach of local amenities. This balance of peace and accessibility is a key draw for many residents.

For wider facilities and commuting, the nearby market town of Diss is just over ten minutes away. Diss offers supermarkets, cafés, independent shops and a mainline railway station with direct services to London Liverpool Street, making the village well suited to commuters.

Overall, Dickleburgh offers an appealing blend of village convenience, community spirit, countryside surroundings and strong connectivity, making it an attractive choice for families, commuters and those seeking a relaxed rural village lifestyle.



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Dickleburgh, Diss

Norwich Road, Dickleburgh

Placed within a quiet setting in the ever-popular village of Dickleburgh, this enchanting Grade II listed cottage is the very definition of character and charm. Believed to date back to the 17th century, the home welcomes you with a beautiful blue front door framed by climbing foliage, setting the tone for the warmth, personality and timeless appeal found throughout.

From the moment you arrive, there is an undeniable sense of tranquillity, with the cottage enjoying a wonderfully private feel and a storybook presence that is increasingly difficult to find.

Inside, the accommodation is rich in period features, with exposed beams, original fireplaces, wood-burning stoves and historic details creating a home of genuine authenticity.

The layout flows effortlessly through a series of inviting reception spaces, each offering its own unique atmosphere. Whether enjoying a quiet evening beside the fire, gathering with friends in the dining room or simply appreciating the character that surrounds you, every room feels both welcoming and full of history. An original bread oven serves as a beautiful reminder of the cottage's past, while large windows frame views of the gardens beyond.



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The kitchen has been thoughtfully designed to complement the age and style of the property, with shaker-style cabinetry, wooden work surfaces and a practical layout suited to modern living.

Tiled underfloor heating extends through both the kitchen and utility areas, providing comfort alongside character, while the ground floor shower room adds further convenience for family life and visiting guests.

Upstairs, three generous double bedrooms continue the cottage's charm, with exposed timbers, original flooring and attractive period detailing throughout. The principal bedroom enjoys a particularly peaceful position and benefits from access to a delightful en-suite bathroom, complete with a traditional roll-top bath and feature fireplace, creating a luxurious retreat with a distinctly timeless feel.

Stepping outside, the cottage truly comes into its own. Mature gardens stretch away from the house, enveloping it in greenery and providing an exceptional degree of privacy. Expansive lawns, established trees, colourful planting and secluded seating areas create a wonderful environment for both relaxation and entertaining.

Adding tremendous versatility are two separate detached studio buildings, both modernised and equipped with power, lighting, water and WiFi. Currently used as creative and work-from-home spaces, they offer endless potential for artists, hobbyists, remote working or home-based businesses. The smaller studio benefits from its own WC and wood-burning stove, making it a particularly cosy and practical space throughout the seasons.



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Ground Floor

Approx. 938.5 sq. feet



First Floor

Approx. 590.4 sq. feet



Total area: approx. 1528.9 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.

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



Meet *Nicola*
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Meet *Theo*
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Meet *Anya*
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