



Moss Manor
26-27 Upper Street
Gissing
IP22 5UW

twgaze





**Well positioned Grade II Listed house in landscaped grounds of just under 2 acres (sts). 3 Reception rooms, Kitchen, Dining room, 5 bedrooms, 3 bath/shower rooms plus attic suite. Large garage/workshop.
Guide Price £975,000**



- Finely timbered Grade II Listed Farmhouse
- Set in just under 2 acres (sts)
- Stunning gardens with well stocked borders
- Converted attic for additional living space
- Set in popular well served village location.

Location

This delightful property is positioned centrally within the tranquil village of Gissing. The village offers a pub, and school/Pre-school/ activity centre, with limited potential for large-scale development, preserving its peaceful character. Gissing is located in the scenic countryside of south Norfolk, approximately 4 miles north of Diss, a market town with a mainline railway station offering services to London Liverpool Street, with a journey time of around 90 minutes. Diss provides a wide range of shopping, social, leisure amenities, and schooling up to sixth form. The fine city of Norwich, about 20 miles to the north, features a cathedral and an International Airport. This location offers the perfect combination of quiet village living with easy access to facilities.

The Property

This distinguished Grade II Listed home, with origins in the 16th and 17th centuries, stands as a testament to its historical and architectural significance. Showcasing exceptional craftsmanship, the property features an exposed timber frame with closely spaced studs, reflecting the superior quality of its construction. Spacious throughout, the home benefits from high ceilings and large Georgian and Victorian windows, which fill the rooms with natural light. The well-proportioned rooms offer flexible accommodation, including a kitchen that has been tastefully modernized with contemporary amenities while preserving the home's timeless charm. The kitchen enjoys sweeping views of the expansive rear grounds, creating a picturesque setting for daily living.



Currently, the property includes two ground floor bedrooms with separate access, offering the potential for a guest suite or additional living space. The recently renovated attic has been thoughtfully divided into two parts and is currently used as an office/ snug and bedroom, formerly the space was used as a self-contained flat with a kitchen, living, and dining area.

Outside

Moss Manor is set back from the road, approached via a gravel driveway lined with lawns and trees on one side, and a lawn and brick wall on the other. A spacious garage/workshop measuring 23'1" x 17'4" is located at the front of the property. A gateway through the garden wall leads to a side garden featuring mown grass and mature trees. The rear garden offers a more formal layout, with large lawns, well-stocked flower beds, and neatly clipped hedging. Numerous mature trees throughout the grounds provide a sense of privacy and tranquillity. The total grounds extend to just under 2 acres.

Services

The property is connected to mains water and electricity, with private drainage. Heating and hot water are provided by an oil-fired boiler with radiators throughout. Please note that the services, appliances, heating system, plumbing, and electrical installations have not been tested by the agents, and purchasers are advised to confirm their condition.

Directions

From Diss, leave via Mount Street onto Heywood Road. Continue around a right-hand bend into Burston, passing the pub, and take the next right turn signposted to Gissing. Proceed through the village, passing Gissing Hall, and after a sharp right-hand bend, Moss Manor's entrance will appear on the left. Alternatively, from Norwich, take the A140 and turn right at the Pulham crossroads onto the B1134. Cross the railway line, navigate the 'S' bends, continue straight for about half a mile, then turn left toward Gissing. Moss Manor's entrance will be on the right, just after a right turn.

Viewing

Strictly by appointment with TW Gaze.

Freehold.





Important Notice

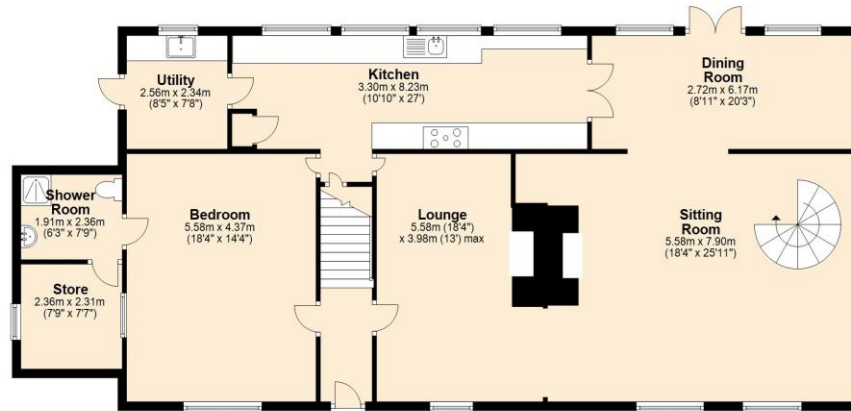
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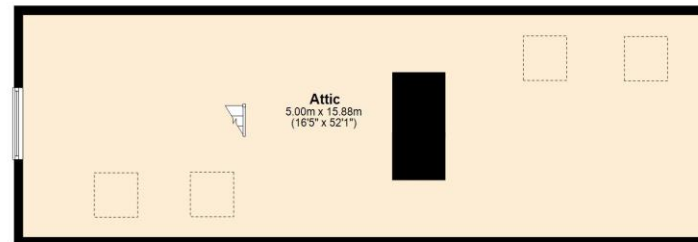
Ground Floor
Approx. 150.7 sq. metres (1622.4 sq. feet)



First Floor
Approx. 62.7 sq. metres (675.3 sq. feet)



Second Floor
Approx. 79.4 sq. metres (854.4 sq. feet)



Total area: approx. 292.8 sq. metres (3152.1 sq. feet)

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