



The Chelsea House, Smallworth, Garboldisham, Norfolk

## The Chelsea House, Smallworth, Garboldisham, Norfolk, IP22 2SS

A substantial period house with flexible accommodation, holiday cottages and outbuildings in an acre of grounds and close to road and rail network.

All 6 miles, Diss 7 miles, Bury St Edmunds  
16 miles, Norwich 27 miles

**Ground Floor:** Drawing room | Sitting room  
Dining room | Breakfast room | Study | Bedroom  
with en suite shower room | Kitchen | Boot room  
Pantry | Studio

**First Floor:** Principal bedroom with dressing  
room and en suite bath and shower room  
Double bedroom | Bathroom

**House Martins:** Two double bedrooms with  
en suite shower rooms | Kitchenette

**The Clock House:** Reception room | Kitchenette  
Bedroom | Shower room

**The Book Room:** Bedroom | Kitchenette  
Shower room

**Outside:** Garage | Triple Garage | Two large  
workshops | Formal landscaped gardens  
Roof Terrace

All in about 0.98 acres

EPC - E

### The Property

The Chelsea House is a substantial period property believed to date from the 17th Century and offers a wealth of flexible and characterful accommodation. Inside the property enjoys plenty of period features all whilst having gone through extensive renovation by the current owners including rear extension, new roofing and double glazing.



Accommodation includes a large formal drawing room with open fire and a solid elm wood door through to a snug sitting room with inglenook fireplace and adjacent breakfast room both with exposed beams. To the front is a large downstairs bedroom with en suite shower room and to the rear are a study, dining room with floor to ceiling windows and a kitchen with pamment flooring leading to a boot room, pantry and studio with pitched ceilings. Upstairs is the principal bedroom suite with dressing room and en suite bath and shower room with free standing bathtub. On the other side of the house are three more double bedrooms, two with en suite shower rooms and a separate family bathroom.

Access from an external staircase to the first floor of the house allows for these two-bedroom suites and a kitchenette to form as a holiday let known as House Martins. Above the triple garage block with both stair and lift access is The Clock House, another bright one-bedroom apartment. To the rear of the property is a studio apartment known as The Book Room. There are further workshops with potential for conversion or for those requiring additional space for hobbies.

The gardens extend to just under an acre and meander through landscaped areas with lawns, mature trees and hedging, fruit trees and shrubs, including a recreated award winning Chelsea Flower Show garden from 1999. Approached via an in and out driveway with parking for numerous vehicles leading to the garage block, workshops and grounds to the rear.

### Location

Smallworth is a small residential hamlet situated on the Norfolk/Suffolk boarder approximately midway between the market towns of Diss and Thetford, just south of Garboldisham, a larger community village with post office, shop, primary school, village hall, church and community pub The Fox. The A11 (6 miles) is nearby and provides access to Norwich and south out of the county.

The Cathedral City of Norwich is 27 miles to the north and offers a comprehensive range of commercial entertainment, cultural amenities. There is a mainline railway station in Diss (7 miles) providing regular service to London Liverpool Street with a journey time of 90 minutes.



### Directions

From Diss, head west on the A1066 towards Thetford and continue for 6.5 miles passing through Bressingham and South Lopham before turning left onto Smallworth Lane. Follow the road for ½ a mile and The Chelsea House can be found on the right-hand side.

### General

**Tenure:** Freehold

**Services:** Oil fired central heating, mains water, electricity and private drainage.

**Local Authority:** Breckland (Tax Band: E)

### Floorplans

Approximate Gross Internal Area

The Chelsea House & House Martins (Including Garage & Studio)

342.4 sq m / 3685 sq ft

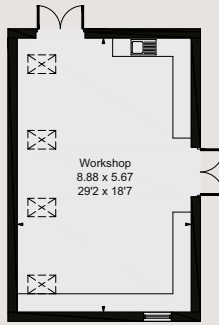
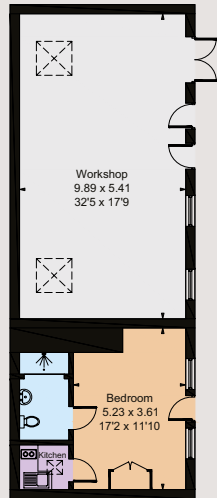
The Clock House = 46.6 sq m / 502 sq ft

The Book Room = 25.8 sq m / 278 sq ft

Garage & Workshops = 156.9 sq m / 1689 sq ft

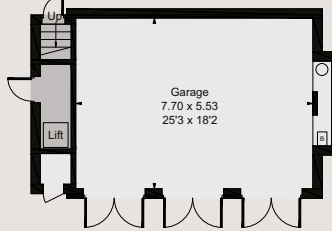
Total = 571.7 sq m / 6154 sq ft

For identification purposes only.



(Not Shown In Actual Location / Orientation)

**Outbuilding**



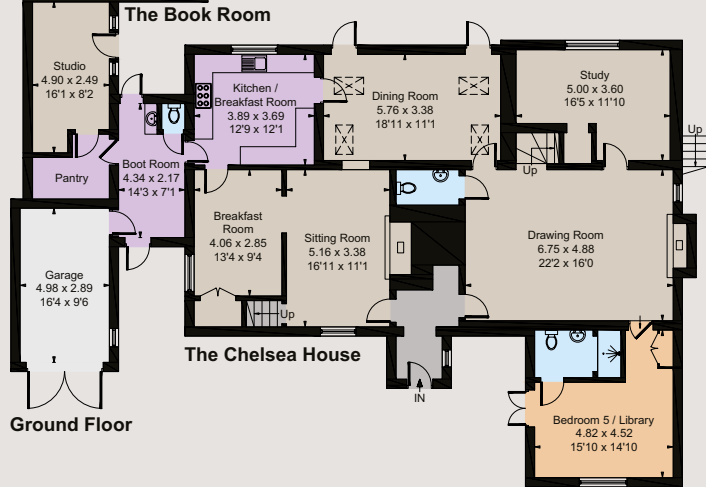
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**Garage Block - Ground Floor**



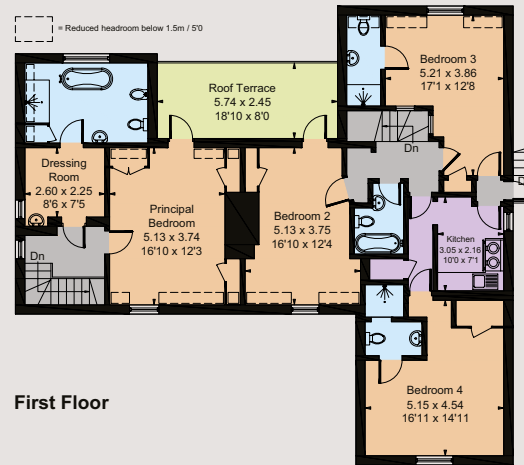
**The Clock House**

**Garage Block - First Floor**



**The Chelsea House**

**Ground Floor**



**House Martins**

**First Floor**



**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Viewing:** Strictly by appointment through Strutt & Parker.

## Norwich

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