



**AN ATTRACTIVE VICTORIAN FORMER LAUNDRY TO GARBOLDISHAM MANOR, WITH STABLE BLOCK/GARAGING AND GARDENS**

Laundry Cottage, Kenninghall Lane, Garboldisham, Norfolk IP22 2SJ

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ESTABLISHED 1966



## Laundry Cottage Kenninghall Lane Garboldisham Norfolk IP22 2SJ

- Diss 8 miles
- Bury St Edmunds 18 miles
- Norwich 27 miles

ENTRANCE HALL • SITTING/DINING ROOM • INTEGRATED KITCHEN • CLOAKROOM • 2 DOUBLE BEDROOMS • BATHROOM FORMER STABLE BLOCK/GARAGE

Situated in an enviable setting on the edge of this well-regarded village, Laundry Cottage is an attractive character home forming part of what was originally Garboldisham Manor, dating back to 1873, designed by George Gilbert Scott Jr, of the distinguished Scott architectural dynasty (the Manor being demolished following fire damage in the 1950s, save the stables and laundry, which were converted in the 1960s).

In common with properties which were formerly part of a larger estate, it is understood that a covenant exists precluding the erection of boundary fencing.

The cottage is Grade II listed due to its specific architectural relevance and built of traditional construction with banded gault and red brick, featuring a Dutch gable and a plain tiled roof.

There are many notable original features and attractive architectural elements to the home, to include large arched double doors, exposed brickwork and large feature windows whilst cleverly fused with a contemporary *flow* from the open-plan living space and large levels of natural light and generous ceiling heights.

During the present owner's occupancy, the property has been well-maintained and improved considerably, to include a new roof installation in 2023 and three replacement dormer windows.

The accommodation is arranged over two floors, extending to just over 1,055ft<sup>2</sup>, comprising an entrance hall with glazed panels and doors to the kitchen and living areas.

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**Guide: £400,000** (Freehold)





The open-plan living area has exposed brickwork, attractive windows with shutters and wood burning stove, storage cupboard and cloakroom, with dining area leading through to the kitchen. The kitchen has a tiled floor and is fitted with an extensive range of shaker-style base and wall-mounted units with preparation worktop, ceramic 1.5 sink unit with drainer, freestanding range cooker, integrated dishwasher, with space for fridge freezer and washing machine.

On the first floor are two good-sized bedrooms served by a modern bathroom, fitted with a white suite comprising panelled bath with shower and screen over, low level WC with concealed cistern and pedestal bath.

### Stables

To the north of the house, located adjacent to the main shared driveway, are the original stables, of which a large proportion is being offered as part of the sale of Laundry Cottage. Built at a similar time to the house with soft red-brick elevations under a clay pantile roof, the building offers useful storage and garaging.

### Outside

To the front, side and rear are attractive cottage gardens laid partially to lawn with stocked shrub and herbaceous borders. The gardens are partially enclosed by an original brick wall to the rear of which is a belt of mature woodland, part of which is owned by Laundry Cottage with steps leading up to a terrace. In common with properties which were formerly part of a larger estate, it is understood that a covenant exists precluding the erection of boundary fencing, however the owners of Laundry Cottage have secured their lawned garden by a post and rail fence (ideal for dogs).

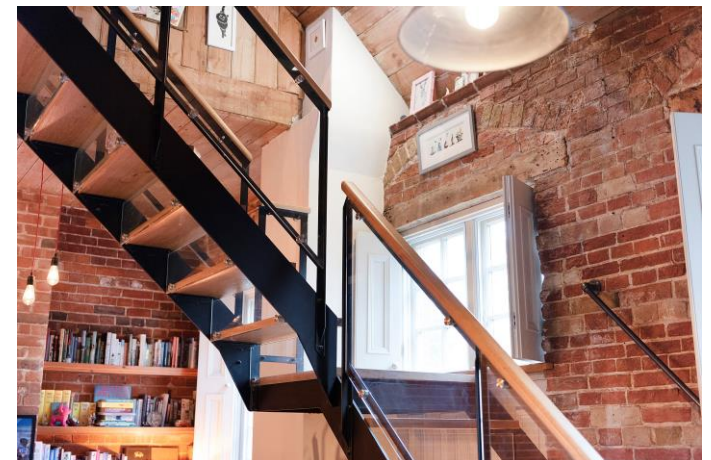
### Services

Mains water and electricity • Private drainage (shared system) • LPG-fired heating • Council Tax Band 'B' • Broadband: Ofcom suggest Superfast 35Mb • Mobile: Ofcom suggest all providers likely.

### Location

Garboldisham is a thriving village with a primary school and church, a popular shop, post office hosting the pop-up Café Piccolo, and community-run pub, which includes the social running group associated with The Fox, The Fox Trotters. There is an active village hall which hosts various sports, social and educational clubs. For art-lovers, the village is part of Norfolk Open Studios. For walking and wildlife, several destinations are within easy reach – Redgrave and Lopham Fen, Thetford Forest, and Knettishall Heath Nature Reserve. Garboldisham has all the amenities required for village life, and would make a suitable location for working from home. There are also excellent train links from nearby Diss, direct to London and Norwich, and from Thetford to Cambridge and Ely connecting to the North and Stansted Airport.

**What3words: *dramatic.roaming.contracts***

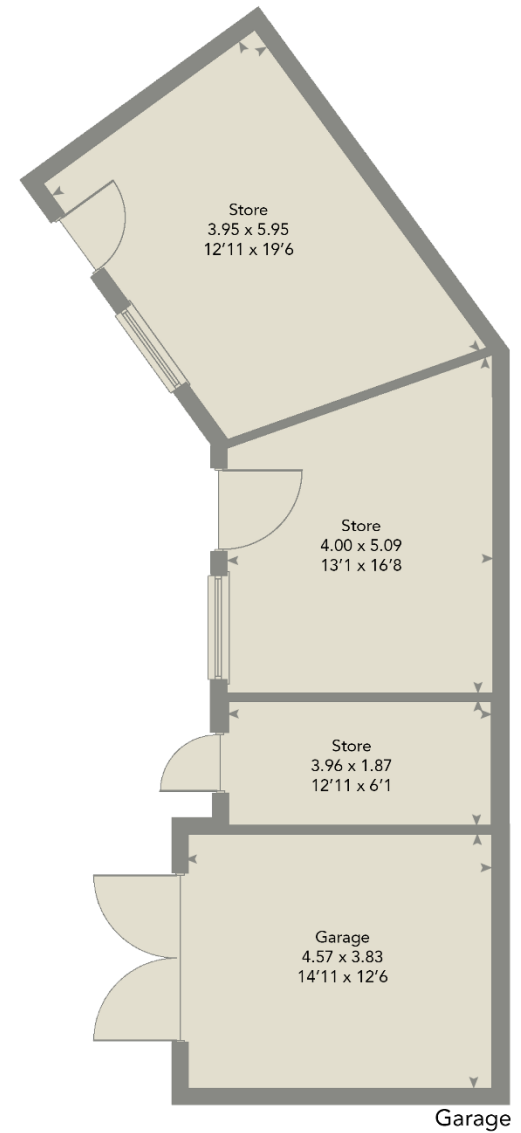
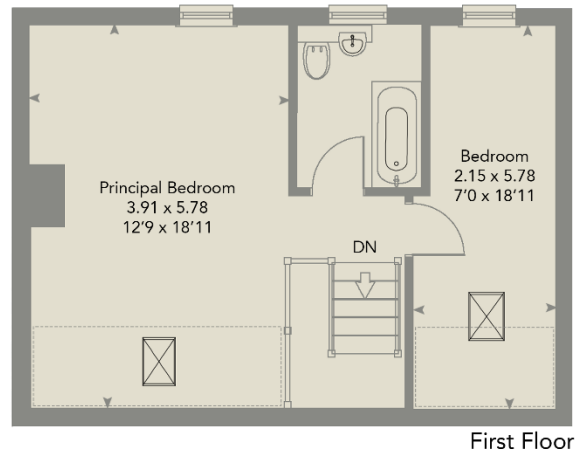
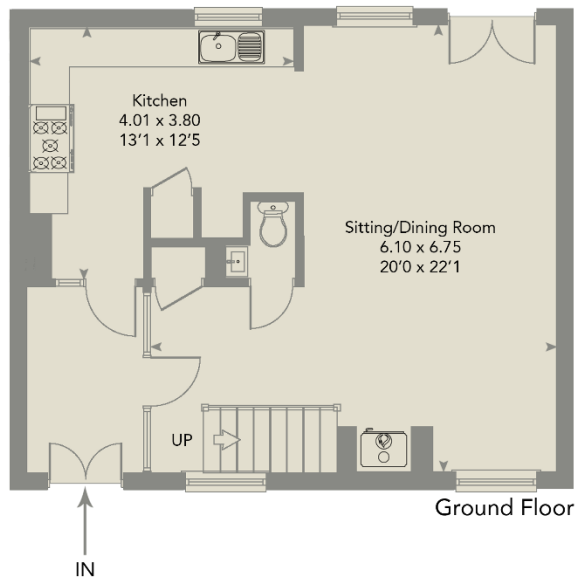


Approximate Gross Internal Area = 98 m<sup>2</sup> / 1055 ft<sup>2</sup>

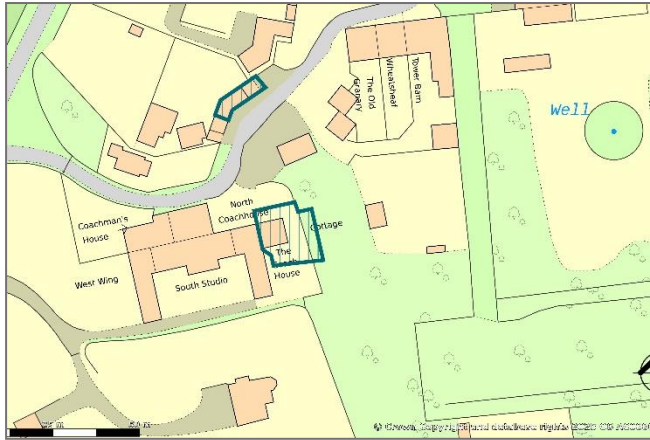
Garage = 65 m<sup>2</sup> / 700 ft<sup>2</sup>

Total = 163 m<sup>2</sup> / 1755 ft<sup>2</sup>

For identification purposes only - Not to scale











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