



Crossing Road, Palgrave

Harrison Edge
Estate Agents

This apparent barn conversion is in fact a bespoke 2 or 3 bedroom Scandia-Hus dwelling. Scandia-Hus are renowned for their Swedish technology and British craftsmanship and claim to be the UK's largest designer and supplier of Swedish energy-saving timber frame homes.

- 2 or 3 Bedrooms
- Bathroom plus 2 Shower Rooms
- Large open plan living space
- Study or optional Bedroom 3
- Laundry Room & Verandah
- Delightful garden & Outbuilding

Location

Palgrave sits just inside the Suffolk/Norfolk border arguably benefitting from being located within Mid Suffolk and the well regarded Hartismere High School catchment. However, one can walk to Diss across The Lowes directly into town and be only a cycle ride from the mainline rail station with commuter services to London Liverpool Street Station from Norwich. Equally, from a driving perspective, one is only a short drive from the A143 and A140 arterial roads linking to the wider area and road network. Crossing Road as the name suggests, leads down to the railway level crossing. Oak Tree Cottage sits in a slightly elevated position up off the road with farmland behind.

Description

Oak Tree Cottage is a Scandia-Hus bespoke building, designed specifically for its first and only owner since new. Individually designed and tailored the property comes with all the high efficiency and simplicity synonymous with this UK/Swedish company. Designed to complement the setting, within a plot from the owners previous home and now neighbour, Grade II Listed The Thatches, the appearance of the building resembles a traditional Norfolk/Suffolk timber framed barn presenting externally black weatherboards beneath a red clay pantile roof. A final touch to the setting was the creation of a traditional style stable building to serve as a Workshop/Studio. Internally, the accommodation is light, airy and voluminous with tall vaulted first floor rooflines and an open engineered oak floored ground floor. Triple glazed windows and doors on each of the four ground floor elevations ensure good natural light and with two

sets of french doors and further single door, easy access to the wide verandah and garden. Whilst much of the ground floor is wonderfully open plan, the end room has served as both a study and bedroom as it has a shower room alongside and its own means of stepping out into the garden via a further set of glazed doors. Upstairs, two further bedrooms each have their own facilities. The principal bedroom is a lovely large lofty room with bathroom including a roll top bath.

Entrance Area: A typically energy efficient outer door opens to an initial space extending to one side designed for coats and boots etc. An engineered oak floor extends throughout the ground and first floors creating a seamless flow as do the simple white walls.

Dining Area with Kitchen: *17'6" x 9'9" (5.33m x 2.97m)*

Extending across this first section of the groundfloor, with a personalised set of fitted kitchen units with open shelves beneath oak woodblock worktop incorporating an undermounted Belfast sink. Plumbing for dishwasher. A classic black Rayburn Range Cooker fired by mains gas, serves domestic hot water, radiators and cooking requirements. Being a long standing owner of a Rayburn Range myself, I can vouch for the soul they add to a home. An adjacent Bosch 'domino' gas hob sits alongside for convenience. Upright fridge freezer space. Two side windows.

Pantry: *6'8" x 2'11" (2.03m x 0.9m)*

Shelved either side and with opening window to the front elevation. Fitted Nuwave water softener.

Main Reception Room: *17'6" x 16'8" (5.33m x 5.08m)*

A light airy space with window to one side but opposite extensive glazing from French doors leading out along with a further matching door plus the three section 3/4 height window withing the dining area, all combining along this southerly aspect through the Verandah towards the garden. A Villager wood burning stove sits on a pamment hearth, edged in brick. Double radiator with thermostatic valve. Television point etc. Stairs to one corner, rise via a half landing creating an open space beneath.

Study or Bedroom 3: *12' x 9'1" (3.66m x 2.77m)*

A versatile space having served as both Study and Bedroom and with a further set of French doors leading out to the Verandah. A window to the rear gable end provides an outlook over the garden to the hedgerow beyond which lies farmland. Double radiator with thermostatic valve. Floor to ceiling bookcasing adorns the wall creating the Shower Room and Laundry beyond.

Shower Room & Laundry: Partially separate with appliance space set behind a screen wall where plumbing for a washing machine within the space enables a dryer to be stood on top. A window opens to the rear along with a further window at the side. Pedestal wash basin. Shower enclosure. Low level wc. Double radiator with thermostatic valve.

First Floor Landing: Stairs rise up to a good size landing capable of accommodating furniture. Natural light is provided via a Velux window above the stairwell. The first floor is notable for the exposed structural timber and continuation of engineered oak flooring. Doors lead off to either side.

Bedroom 1: *20' x 17'5" (6.1m x 5.3m)*

Measured overall containing the en suite bathroom to one side itself creating an L'shape, vaulted main space. A French window opens to a Juliet balcony overlooking the rear garden to the farmland beyond. Two double radiators each with thermostatic valve. The woodburning stove stainless internal flue provides feature. Velux window.

En Suite Bathroom: Fitted with a suite comprising pedestal wash basin, low level wc and classic roll top bath all set off by tongue & groove panelling to half height culminating in a useful shallow shelf around two walls. Double radiator with thermostatic valve. Low window. Extractor fan.

Bedroom 2: *13'2" x 11'8" (4.01m x 3.56m)*

A second vaulted double room, with window to the front elevation and an outlook across Crossing Road. Double radiator with thermostatic valve. Television and telephone points. A further side area leads to the En Suite Shower Room plus airing cupboard housing hot water storage tank with immersion heater.

En Suite Shower Room: Fitted with a suite comprising low level wc, pedestal wash basin and shower enclosure. Low window. Double radiator with thermostatic valve.

Gardens & Grounds: Oak Tree Cottage sits up off the road behind an initial sloped parking area. The 'always been there' appearance of the building and the established nature of the setting creates a pleasing first impression upon arrival. Gates at either side lead into the garden the main area being to the right hand side within which a traditional looking pantile roofed stable type building serves as a WORKSHOP. This building measures internally 10'11 x 8'9 (3.35m x 2.67m) and has power and light connected, stable outer door, windows and a useful overhang. The gardens are well established with banked lawn, borders, beds and pathways and a lovely verandah along the length of the building. The verandah is attractively laid with brick setts and pavings

which add to the overall style of the setting. Native hedging surrounds much of the plot and the eponymous oak tree sits proudly within the plot. Outside lighting in various positions.

Services: The vendor has confirmed that the property benefits from mains water, electricity, gas and private treatment plant drainage. Panasonic R32 Refrigerant Air Conditioner.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://www.gov.uk/check-long-term-flood-risk>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address: Oak Tree Cottage, Crossing Road, Palgrave, Diss, IP22 1AW

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band E.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

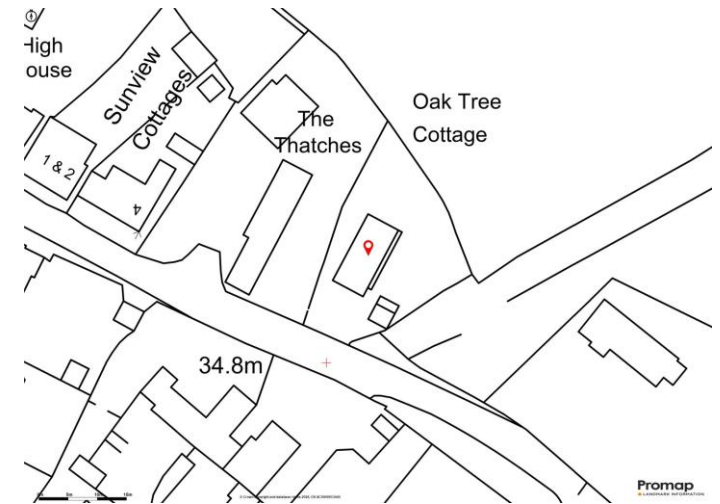
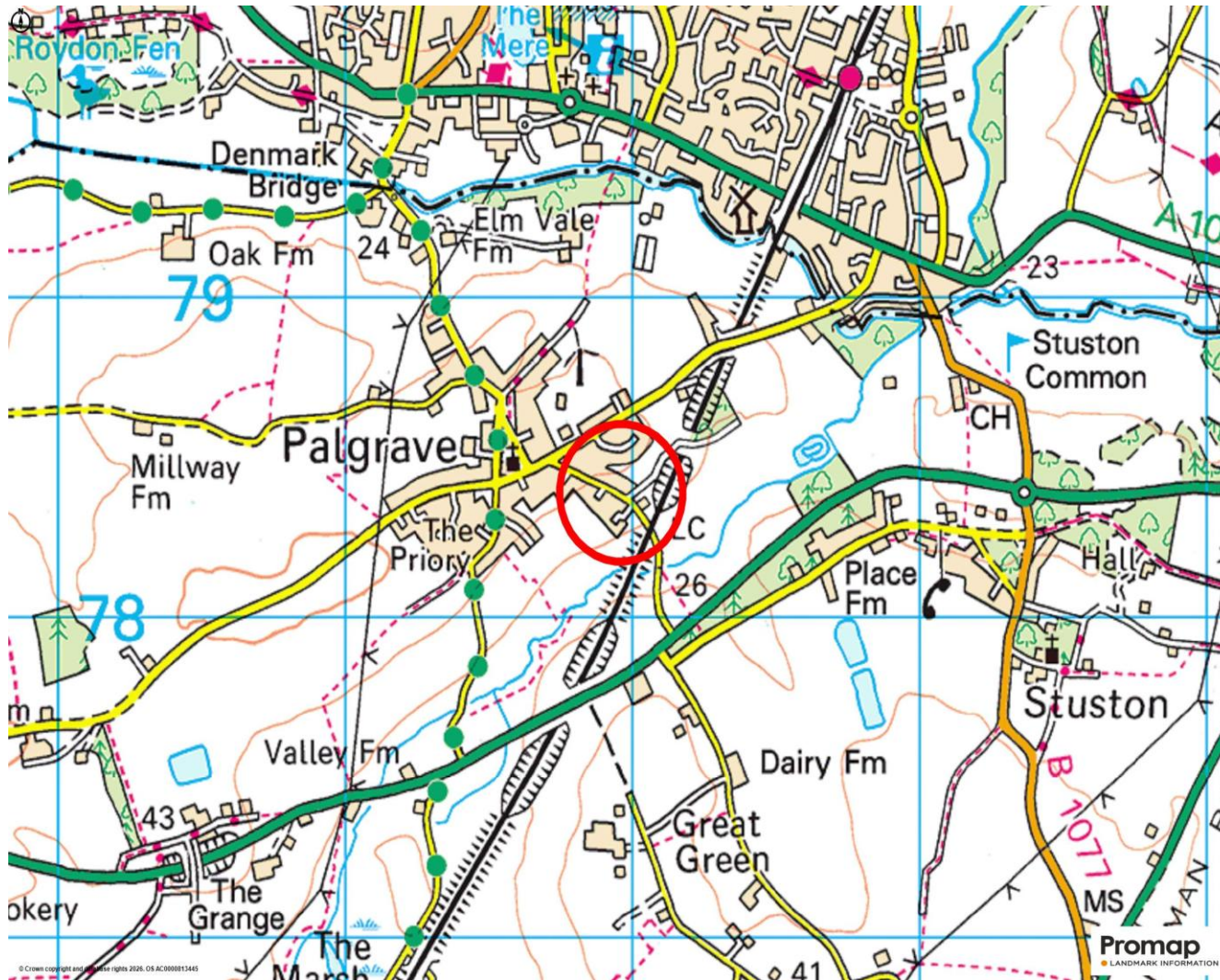
Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Identify Verification: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

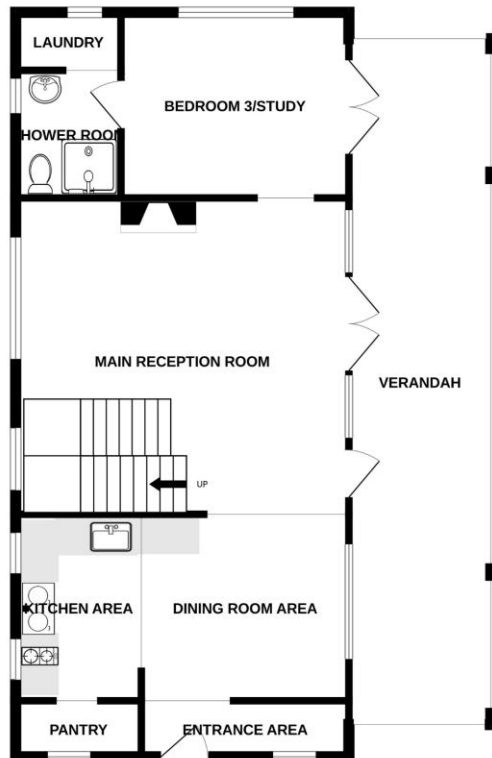
Directions

Oak Tree Cottage is easily found either from the village centre, turning off downhill into Crossing Road or, from the A143 to the South, crossing the nearby level-crossing along the way.

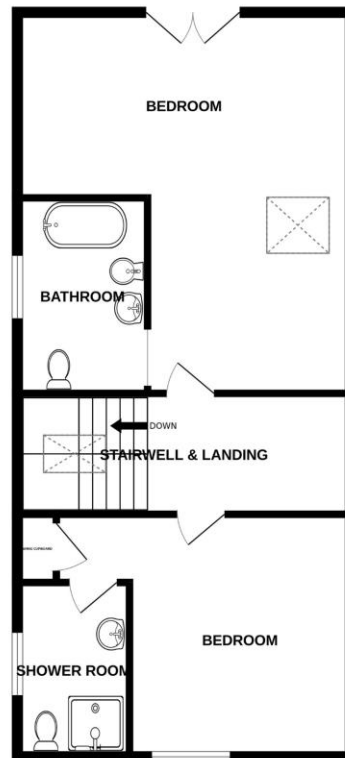


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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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