



'Old & New Combine'
Yaxley, Suffolk | IP23 8BU

WELCOME



Tucked away on an idyllic country lane in the village of Yaxley is this delightful thatched cottage. Fully renovated throughout to a high standard the spacious and versatile accommodation offers many options to new owners. Four/Five bedrooms, two bathrooms and various reception rooms make this a property one you will want to view. There is potential for multi-generational living in this wonderful setting.







- Recently Restored and Renovated Period Cottage
- Not Listed
- Spacious and Versatile Accommodation
- Potential Annexe
- Four/Five Bedrooms Newly Fitted Bathroom, Shower Room and Cloakroom
- Four/Five Reception Rooms
- Utility Room
- Offered With No Onward Chain

The location of this cottage is truly magical; if you take the road past the 13th Century village church of St Mary's and travel down a secluded tree lined lane, you will find the cottage tucked away, a peaceful idyll indeed.

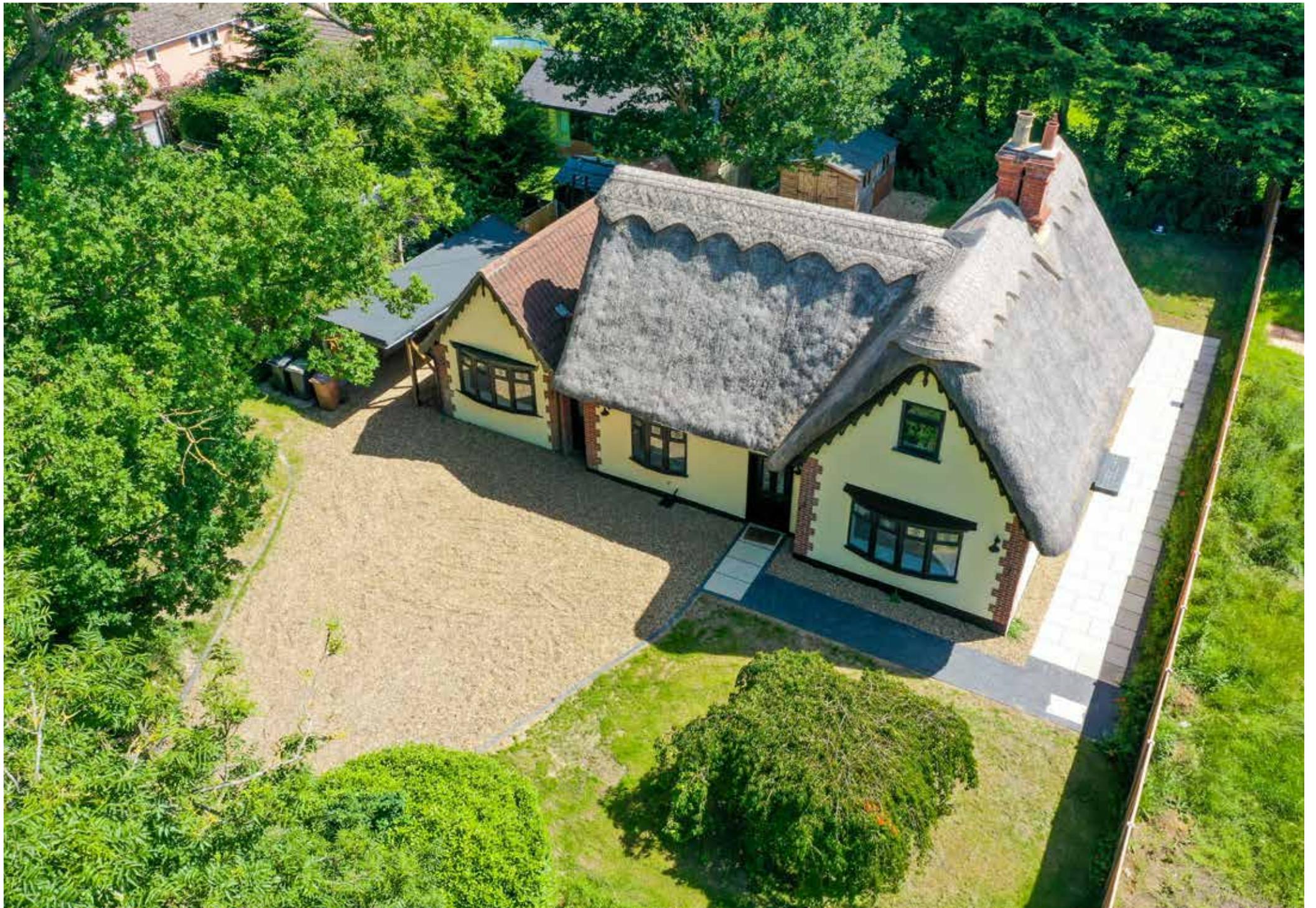
Thought to be more than 200 years old, the property is said to have been the original cottage on the lane and was once surrounded by land before the nearby houses were built. The cottage has a shingled driveway to the front leading to a useful car port and the large areas of garden to the front offer a blank canvas to create your ideal cottage garden.

Inside, the cottage has been extensively renovated throughout to a high standard giving many options to new owners to use the space to suit their needs. The resulting property is light, spacious and well equipped with flexibility to the fore. There are potentially five double bedrooms and several various options for reception rooms. The brand new fitted kitchen has plinth lighting to the base of the units and smart 'metro' style tiles in a herringbone design to the splashbacks giving a clean modern feel with plenty of space for baking days!

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The layout has the potential to create annexe accommodation within the home with a separate entrance and living quarters. The layout of the ground floor gives so much flexibility in terms of how to use the space with room for a work from home office or perhaps a ground floor bedroom or two this really could provide a solution for modern day living in a pretty thatched home.

The rear garden provides a great outdoor space with a large terraced area for entertaining or for relaxing with family and friends. With an area laid to grass, there is a scope here to develop the garden to suit your needs and enjoy the outdoor space.



Yaxley is situated just off the A140, about 1 mile west of Eye and 5 miles south of Diss.

It is a thriving village with a strong community and lots of activities to take part in. The Yaxley Community Centre plays host to a number of clubs and groups. The pub in the village, The Cherry Tree, regularly hosts specialist food nights and quiz nights etc. There is also a highly rated fine dining restaurant with rooms, The Bull Auberge.

The market town of Eye is close by and has a wider range of amenities with shops, cafes and services and there is also the Outstanding rated Hartismere High School. The bustling market town of Diss is a short drive away with its Mainline rail link to London's Liverpool Street Station (journey time approx. 90 minutes) and a variety of shops and leisure facilities.

AGENTS NOTES



Agents Note

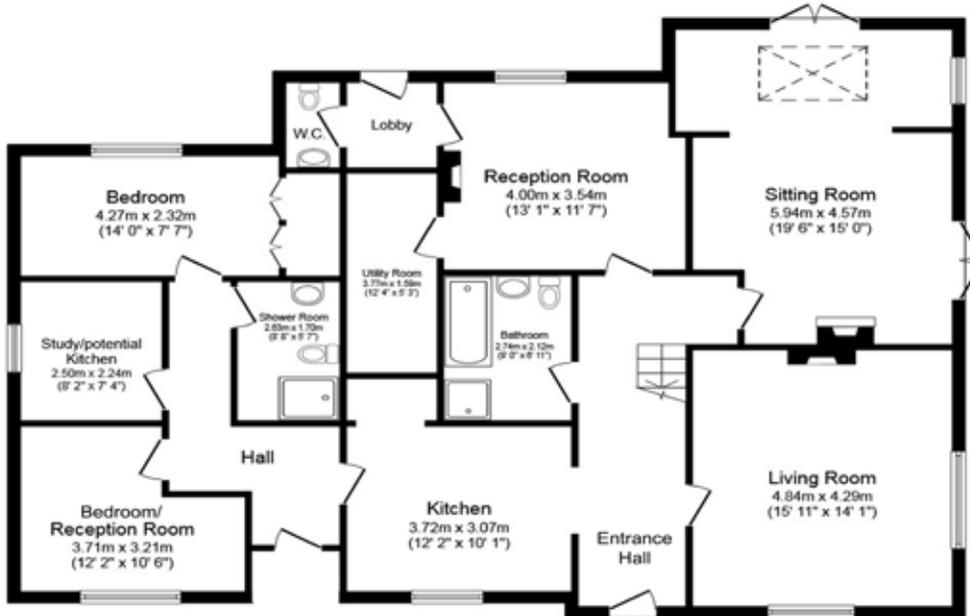
Local Authority: Mid Suffolk District Council - Band F

Services: Mains Water & Electricity, Private Drainage (Treatment Plant), OFCH.

Directions: Proceed from the market town of Diss along Victoria Road. Take a right hand turn past the Diss Golf Club. At the roundabout take the first exit and proceed to the next roundabout taking the third exit onto the A140. Continue along the A140 for a short distance taking a right hand turn signposted Yaxley. On entering the village, at the T junction take a left hand turn and at the village church take a left hand turn onto Church Lane. Take the right hand spur signposted towards the nursing home. The property will be located on the left hand side.

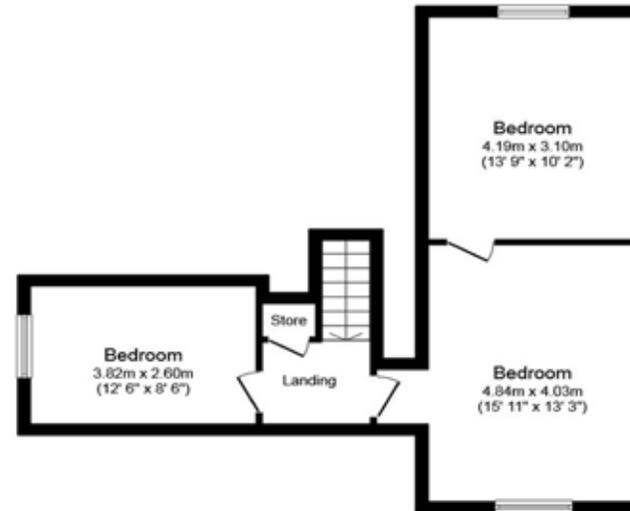
WHAT 3 WORDS LOCATION -
"POLICES,LIFETIMES,NIBBLES"

Property - DIS4178
 Approx. Internal Floor Area - 2098 Sq ft / 194.9 Sqm



Ground Floor

For identification purpose only. Not to scale.
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First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, 15B Regatta Quay, Key Street, Ipswich, Suffolk, IP4 1FA.



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