



'CHARMING VILLAGE HOME'
Hopton, Diss, Norfolk | IP22 2QZ

WELCOME



A superbly presented cottage steeped in history. This four bedroom home has beautiful, exposed beams and very spacious reception rooms, including a study. The stylish kitchen breakfast room is stunning. Outside there are two outbuildings including one with a loft space above, workshop space, former Old Bake House and plenty of storage. The gardens are pretty and add to the countryside atmosphere.







- Wonderful Grade II Listed Village Home
- Some Excellent Period Features
- Four Comfortable Bedrooms
- Superb Aga Kitchen Breakfast Room
- Cosy Sitting Room, Formal Dining Room and Useful Study
- First Floor Bathroom and Ground Floor Shower Room
- Exquisite Partly Walled Gardens
- Former Coach House and separate Former Bake House Building
- Well Served Village With Church, Primary School, Shop and Pub
- No Chain

Venturing Indoors

'The house is Grade II Listed and dates to approximately 1650. We bought the house because it is so light, bright and airy. We loved the warm feeling you get as you walk through the threshold.'

There is a front and rear hallway. They both give great introductions to the history and character of the property with Pamment tiles and great storage too.

The kitchen is stylish and offers great space for cooking and conversation. The Aga takes centre stage, there is good storage and plenty of room for a dining table and chairs. Spacious living. There is access to the dining room which is stunning. The inglenook has a Franklin Stove and is mirrored on the other side by the same in the sitting room.

The sitting room is bright, spacious and has double doors to the gardens. The reception rooms all sport a wide range of exposed wall beams, and they are notable examples of the architectural features of the house. There is a study downstairs as well as a shower room.



*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 stairs lead to a super landing, 'big enough for a small reading area.' There are beautiful exposed architectural features in the bedrooms and the whole upper floor takes advantage of the living history all around you.

There are four bedrooms in all, and they are very comfortable sizes. The master bedroom is very generous in dimensions, and all have views of the countryside or gardens. There is a family bathroom with cast iron, roll top, claw foot bath and shower attachment.

This is a home with character and history,

Exploring the plot

You approach the house from the driveway and there is a gravelled area with plenty of parking spaces. There are two substantial outbuildings. The first is in three sections. To one side there is the former coach house, a workshop in the middle and a former stable at the end. There is power and light. These are very roomy and there are two rooms above. 'We think this is where they stored hay for the stables as there is a chute down from the upper level to the stables.'

There is beautiful archway through to the courtyard area where there is another outbuilding. This is the old bakehouse. There is a wood store to one end and a boiler room at the other. In the middle there is an old baking oven complete with Georgian fireplace. This is a super opportunity for someone to shape and adapt these buildings according to your family's living requirements and subject to any consents required.

There is a beautiful lawned garden. It is zoned and has lots of spaces for rest, relaxation and recreation. Whether it be the gazebo or relaxing in the patio areas, this I really is a house with a garden that has something for everybody. There is a beautiful rose arch and some splendid shrubs and silver birch trees. The wonderful 18th Century Crinkle Crackle wall is a lovely feature and is south facing which makes a great spot for catching the best of the sunshine or enjoying relaxing in the garden. The garden is not overlooked and the whole feel is one of privacy and relaxation. Suffolk countryside living.

















STEP OUTSIDE

In the Area

Hopton is a small village in Suffolk but very close to the Norfolk border. 'We are in a lovely village location. There is a village pub, shop, dentist, primary and nursery schools and a playgroup. The house is a stone's throw from the village shop. There are three churches and fantastic nearby walks, especially at Knettishall Heath.' Cycling and walking are favourite local pursuits.

Diss is the nearby town where you can access a wider range of shops and leisure facilities. The train station at Diss gives you access to London in approximately ninety minutes and also has trains to Stowmarket, Ipswich and Norwich. The A143 has direct access to Bury St Edmunds to the west where there is a rail link to London, Kings Cross station, journey time approximately 90 minutes.

Agents Notes

Tenure: Freehold

Local Authority: West Suffolk – Band F

Services: Mains electric, drainage and water - oil fired central heating - boiler replaced circa 2021

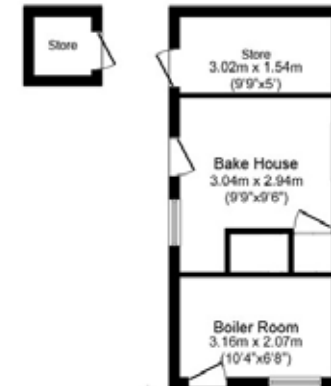
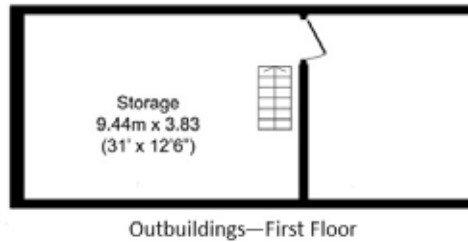
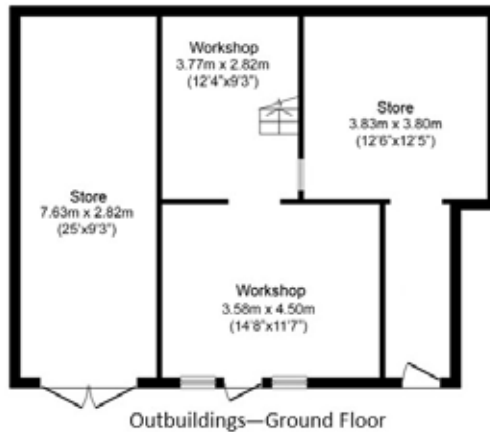
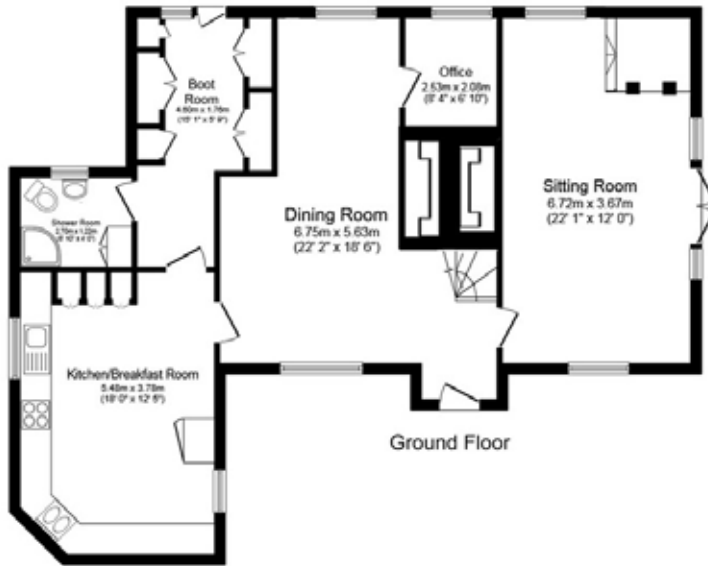
Grade II Listed

Note: The driveway to the side is owned by this property - the property to the rear has access across it - they share the maintenance although we are informed that there is no formal agreement.

Directions: On entering the village of Hopton from the Garboldisham side, continue into the centre of the village taking a right turn at the cross roads by the village shop. The property will be found a short distance along on the right hand side.

What 3 Words Location - "cemented, only, ports"

Property - DIS4256
 Approx. Internal Floor Area - 1684 Sq ft / 156.5 Sqm
 Approx. Internal Floor Area of Outbuildings -1277.2 Sq ft / 118.66 Sqm



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