



'Character, Style and Comfort Combine'
Hopton, Norfolk | IP22 2QX

FINE & COUNTRY

WELCOME



A sympathetically renovated six-bedroom period property with a contemporary finish in the heart of a conservation area. This wonderful property offers a great mix of period character and modern comforts with its light, bright modern fitted kitchen/dining room and large sitting/living room - there is space for all. An office and large well fitted utility room complete the picture with a large potential Annexe too.







- Renovated Period Home - Circa 1830
- Great Village Location
- Wonderful Open Plan Kitchen Breakfast Room/Dining Area
- Spacious Sitting Room
- Study
- Six Bedrooms
- Cloakroom, Ensuite and Family Bathroom
- Independent Annexe - To the Side - Some Work Required
- Off Road Parking with EV Charging Point and Charming Gardens

A character property with all the mod cons.

Extensively renovated since being purchased by the current owners in 2017, this charming early Victorian house now provides a lovely mix of modern living and original character features. During the renovation, the current owner has paid particular attention to carefully restoring coveted period details such as exposed brick work, pamment tiles, traditional oak doors, and exposed beams, to create beautiful touches that remind you of the history of the property. 'This home would suit someone who wants to own a period home which is well insulated and has the comforts and spec of a modern property.'

Stepping inside the house, the hall provides the first taste of the care and attention that has gone into this home, with lovely new oak flooring that you will find throughout the downstairs of the property and traditional oak doors. There is a convenient cloakroom located off the hallway.

Moving through the property is a large sitting room, formerly two rooms but which has been opened to create a single, spacious, and bright room. The attractive new oak flooring is continued throughout this room.

An open brick fireplace with a wood-burning stove, oak beam and a hearth with original pamment tiles is located at one end of the living room. Two built-in shelving units to either side of the fireplace recesses provide useful storage for books and ornaments and a lovely area to sit and read by the fire.



* 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.









From the sitting room, double doors open to a stunning open-plan kitchen/ breakfast room, and dining space that is attractively tiled and benefits from underfloor heating. Real oak worktops and a variety of painted Shaker-style cabinets are installed in the kitchen, which offers plenty of space for preparing meals. There is a fitted dishwasher in the kitchen. A matching breakfast bar area has also been built which provides a handy area to perch on a bar stool and enjoy a quick cup of tea. This space receives plenty of natural light from a skylight in addition to the two kitchen windows that look out onto the patio. A convenient stable door leads to the sizable patio area.

A good-sized utility room/boot room is located at the end of the kitchen and offers enough space for a washing machine, a tumble dryer, as well as lots of storage. Through a second stable-style door, this room also has access to the spacious garden patio.

Moving back through the kitchen / breakfast room allows access to a further reception room/study, which leads conveniently into the last room on this level, which could be utilised as bedroom six with access to the ground floor WC. The house is fully networked with ethernet cabling providing connectivity throughout the whole property and easy home working.

Moving upstairs and the property boasts a further five generous bedrooms. Further period detailing is revealed on this level in the form of an exposed brick chimney breast and wooden beams.

The spacious master bedroom comes complete with fitted open wardrobes, providing plenty of clothing storage. There is an attractive ensuite bathroom with large shower cubicle, heated towel rails and under-sink storage.

Four bedrooms are located further along the landing. A striking, modern family bathroom, with underfloor heating, is situated on this level and features a free-standing bath with overhead ceiling shower. There are Google Thermostats which control the energy efficient heating and hot water system installed as well as a hard wired Google video doorbell system, both can be accessed and controlled remotely via smartphone.

Annex potential

Attached to the property is a large annexe which offers massive potential for someone looking for a project. This former Post Office is already connected to all services (separate water, heating, and electricity) and would make a fantastic annex for a family member, an Airbnb rental space, or a large home working area (subject to the necessary planning and permissions).

Exploring outside

A gravel and block paving driveway to the side of the property provides off-street parking for two cars. There is an EV Charging point installed in the driveway area. The charming garden has been recently landscaped and features a large patio area, which is perfect for outside dining. The garden is fully enclosed and 100% pet proof. 'At the back of the garden is an enclosed fenced store area which offers general storage and houses a log store and oil tank.'

A portion of the garden is laid to lawn and a useful shed / workshop provides practical storage for garden tools and furniture. There is a concrete pad in the garden area currently used for a hot tub. The garden gate backs onto a footpath which provides access to wonderful meadow walks and the Angles Way Footpath, stretching from Thetford to Great Yarmouth.











STEP OUTSIDE

Location

Hopton is a well-served and desirable village with a good range of shops and services including a village shop, pub, church, fish and chip shop, garden centre/DIY store, dentist, and a primary school. The village has a thriving and welcoming community and enjoys an ongoing schedule of popular events for the whole family.

Hopton is conveniently situated halfway between the towns of Thetford and Diss, both of which are only 15 minutes away and provide a wide variety of stores and eateries. Only a 25-minute drive will take you to the historic market town of Bury St Edmunds, and a 40-minute trip will take you to the lively city of Norwich. A direct rail connection into London Liverpool Street from the market town of Diss takes just an hour and a half.

Agents Notes

Tenure: Freehold

Local Authority: West Suffolk Council – Band D

Services: Mains Electricity, Water and Drainage. OFCH.

Directions: From Diss, follow the A1066 in a westerly direction and continue through the villages of Roydon, Bressingham and South Lopham. Arriving in the village of Garboldisham take a left hand turn opposite the Fox public house. Follow the road into Hopton village and the property will be found on the right-hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Property - DIS4305
Approx. Internal Floor Area - 2109 Sq ft / 195.9 Sqm



Ground Floor

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First Floor



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 © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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