



'Chocolate Box Cottage'
Wortham, Norfolk | IP22 1RG

WELCOME



Discover the epitome of countryside living with this enchanting, 17th century thatched cottage, nestled in the heart of rural Suffolk yet with great transport links. With four bedrooms, including a desirable self-contained annexe and a range of fabulous original features, this property offers a truly idyllic escape from the hustle and bustle of city life







- Delightful Detached Grade II Listed Cottage
- Wonderful Rural Position
- Well Refurbished in Recent Years
- Excellent Detached Annexe
- Fabulous Original Features
- Three Bedrooms in The Main House Plus One In The Annexe
- Spacious Kitchen Breakfast Room and Utility
- Fine Drawing Room and Cosy Dining Area
- Around 0.25 Acre (stms) - With Extensive Parking

Step inside this charming cottage and be greeted by a perfect blend of modern comforts and timeless charm. Original exposed beams, stone floors and traditional latch ironmongery sit in harmony with the property's recent updates. "We love the character of this property; it is a huge part of its charm." The cottage benefits from underfloor heating throughout the ground floor, powered by an efficient air sourced heat pump system.

This lovely home benefits from a good-sized kitchen breakfast room, equipped with a range of wooden wall and base cabinets, providing plenty of useful storage. Decorative splashback tiles, wooden worktops and a twin Butler sink align to create a homely, welcoming space.

A useful kitchen island provides an additional food preparation area, with further under worktop storage and space for informal bar stool seating. The kitchen is equipped with an integral Bosch dishwasher. Glass doors lead from the kitchen into the tranquil garden space.

A convenient utility room adjoins the kitchen and is plumbed for a washing machine with an external vent for a tumble drier to be fitted. A single Butler sink complements the décor of the main kitchen. A useful downstairs cloakroom is located next to the utility 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 Annexe



Also on the ground floor is a sizeable family bathroom. This spacious room has been fully tiled and equipped with a shower/wet room and whirlpool bath. The room benefits from the underfloor heating found throughout the rest of the property's ground floor.

The sitting room is a welcoming room with a cosy and inviting ambience. As you step inside, your eyes are immediately drawn to the exposed beams that add character and charm to the room and provide a glimpse into its rustic origins. A large inglenook fireplace stands as a centrepiece to the room and is home to a dual-fuel burner, providing a cosy focal point to this relaxing area.

Adjoining the sitting room is a charming dining area, equally characterful with a continuation of exposed beams and tiled flooring. This area provides an enchanting entertaining space and can easily accommodate a sizeable dining table for family meals and dinner parties.

To the opposite side of the sitting room is a further reception room. Currently set up as a bedroom, this room could be easily re-purposed as a TV room, playroom, or home office. Double aspect windows ensure this room is bright and airy.

There are two bedrooms on the first floor of the cottage. Both rooms exude a rustic charm with their exposed timbers and character features. Charming cottage windows provide views across the surrounding countryside.

The large garden is laid mainly to lawn with an assortment of mature trees and shrubs. A gravelled patio area surrounds the cottage and provides the perfect canvas for your outdoor furniture. This secluded garden is a wonderful, tranquil space in which to immerse yourself in the beauty of rural living. Enjoy a delightful evening meal while savouring the last of the summer sunshine or relax outside with your morning coffee and listen to the birdsong.

In addition to the main house, this property offers excellent detached annexe accommodation, with separate entry access. The annexe provides versatility and can serve as guest accommodation for visiting family and friends, or a self-contained property for a multi-generational living arrangement.

The annexe comes equipped with a large sitting room, generous bedroom, and a kitchen, featuring a range of units. An en-suite shower room ensures guests have everything they need away from the main house. The annexe also benefits from access to its own patio and, if required, a discrete parking area can be partitioned from the main driveway with ease for complete independence. Subject to the necessary permission, the annexe can be used as a holiday let.

Further outdoor features include a shed, which has been fitted with electric heating and was previously used as a home office and a separate tool store.







STEP OUTSIDE



The property is located in the charming hamlet of Magpie Green, on the outskirts of the village of Wortham. Local shops to the hamlet can be found approximately 1.5 miles away in the neighbouring villages of Redgrave and Wortham. Redgrave enjoys a range of pubs and the award-winning Star Wing Brewery in Wortham is a popular place to dine. The village of Botesdale is approximately 3.5 miles from Magpie Green with a Health Centre, Dentist, take-away, village shops, country pubs, mini supermarket, cafe, community transport scheme and school. There is a regular bus service through Magpie Green.

The busy market town of Diss is approximately 3.6 miles away and is home to a selection of supermarkets, schools and a mainline railway station with direct services into London Liverpool Street (journey time approximately 90 minutes).

Agent Notes

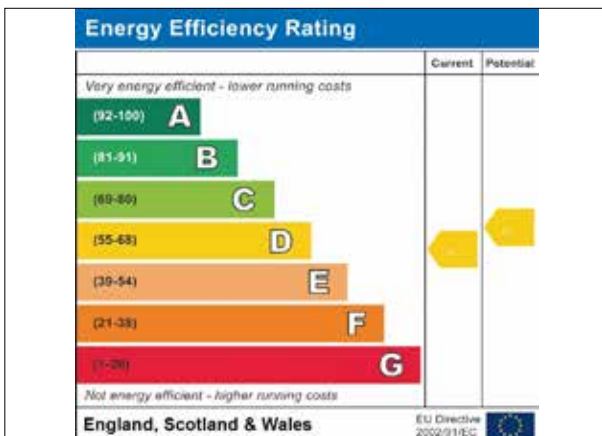
Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band D (Cottage), Band A (Annexe)

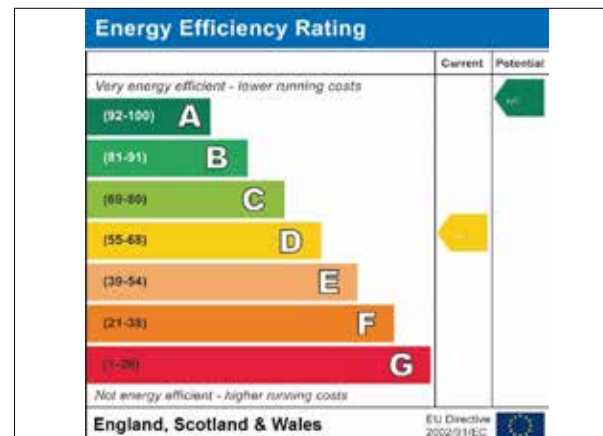
Services: Mains Electricity, Water & Private Drainage, Air Source Heat Pump (Underfloor heating) to main house, Electric Heating to Annexe. Fibre to the Premises fast Broadband.

Directions:

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - snails.ticking.prospers



The Cottage, EPC



The Annexe EPC

Property - DIS4388
Approx. Internal Floor Area - 1187.1 Sq ft / 110.3 Sqm
Approx. Internal Floor Area of The Annex - 417 Sq ft / 38.7 Sqm



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