

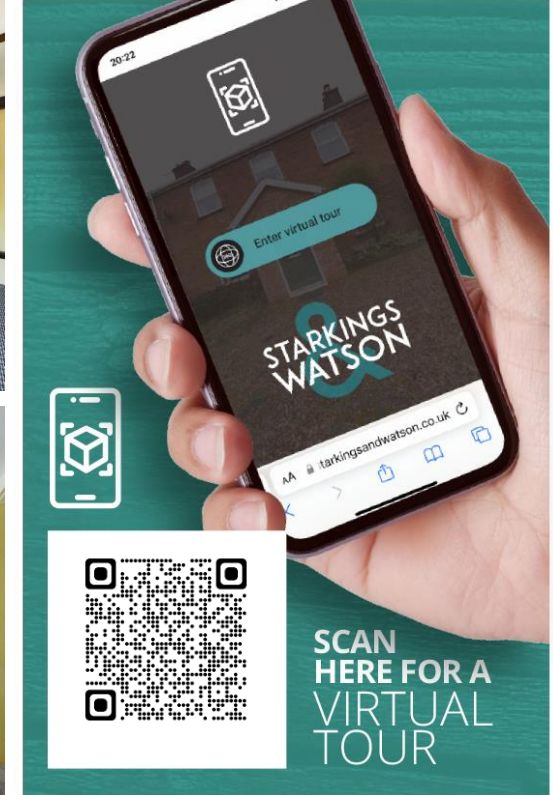
BURY ROAD

# Hepworth, Diss IP22 2PY

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



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- No Chain!
- Mid-Terrace Cottage
- Semi-Rural Village Location
- Presented in Immaculate Order
- Two Large Reception Rooms
- Kitchen/Dining Room
- Two Bedrooms, Dressing Room & Two Bathrooms
- Courtyard Garden with Studio & Parking

#### IN SUMMARY

NO CHAIN. This former public house has been SYMPATHETICALLY RENOVATED by the current owner and offers WELL PRESENTED and GENEROUS ACCOMMODATION extending to approximately 1400 Sq. ft (stms). The property has been recently refreshed and re-decorated having been previously tenanted, blending original character features with modern touches. Entering the cottage, you will find a porch which opens into a lovely SITTING ROOM with original EXPOSED BRICK WORK and TIMBER BEAMS. Adjoining this is the dining space with similar characterful features. Beyond is the kitchen/dining room and shower room with small utility space. Leading up to the first floor, the landing provides access to two spacious DOUBLE BEDROOMS at the front of the property, as well as a further dressing/study room and family bathroom. Externally there is a useful STUDIO with W.C and ENCLOSED COURTYARD GARDEN.

#### SETTING THE SCENE

Approached via the shared approach from the Bury Road there is a large frontage providing access to all four cottages. To the front of James Cottage there is off road parking for two vehicles and access to the main front

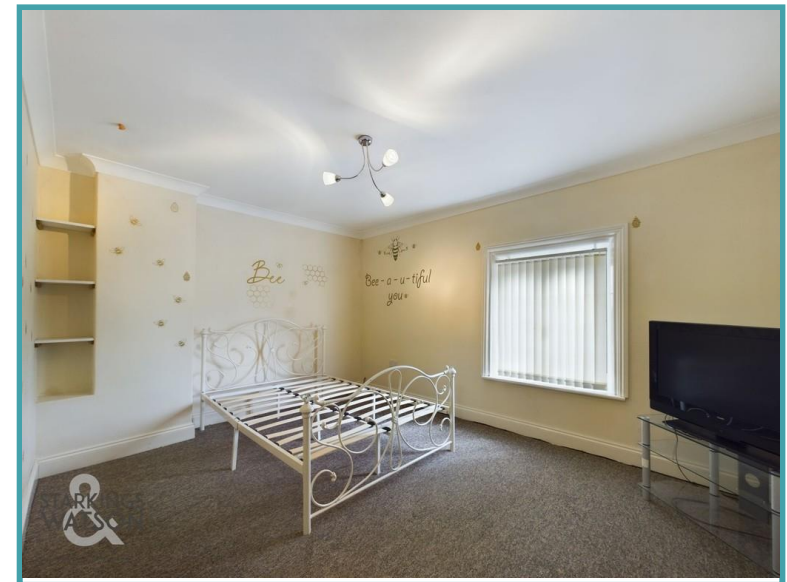
door into the porch.

#### THE GRAND TOUR

Entering through the main entrance door into the porch, this in turn leads to the sitting room with exposed timber beams and exposed brick work. The sitting room is semi open plan to the dining room, also with exposed timber beams. The dining room provides access to the kitchen/dining room. The kitchen has a modern fitted kitchen with plenty of cupboard space and space for various white goods as well as integrated fridge and freezer, electric oven and hob. There is also space for the dining table and access to the rear garden. off the dining space there is a small utility space and access to the downstairs shower room as well as a rear lobby providing access to the first floor landing. Leading up to the first floor there is a large landing space ideal for storage as well as cupboard housing the central heating element. The landing provides access to the bathroom and two generous double bedroom to the front, as well as a further dressing room/study. Found from the courtyard garden there is an additional space which could be used as a home office or studio with a W.C. The property benefits from uPVC double glazing and electric central heating.

#### THE GREAT OUTDOORS

Externally and to the rear is a fully enclosed walled courtyard garden which is predominantly west facing benefiting from sun in the afternoon/evening. The property benefits from a brick built, double glazed storeroom/studio with a cloakroom housing the hot water tank which could be used for a number of purposes.



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Diss Office on **01379 450950**



#### OUT & ABOUT

Hepworth is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but with good access to amenities. The nearby villages of Botesdale and Rickinghall offer good local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 leading to the Midlands and motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling to all levels, sporting and recreational facilities including rugby, cricket and football clubs along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

#### FIND US

Postcode : IP22 2PY

What3Words : ///voted.disco.splint

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyers are advised there is a newly installed shared sewerage treatment plant for the four cottages in the row, with a shared cost element for maintenance and emptying. Buyers are advised that the large hard standing area to the front (former car park for the pub) has an active planning application for the development of small commercial premises.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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 <p>HYBRID ESTATE AGENTS</p>	<p><b>Approximate total area<sup>(1)</sup></b>  1324.95 ft<sup>2</sup>  123.09 m<sup>2</sup></p> <p><b>Reduced headroom</b>  57.17 ft<sup>2</sup>  5.31 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p> Reduced headroom (below 1.5m/4.92ft)</p>	<p><b>GIRAFFE360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>
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