



1 Hamlet Cottages
Hopton Road | Thelneyham | Norfolk | IP22 1JP

FINE & COUNTRY

TIMELESS COUNTRY COTTAGE



Discover the charm of this wonderful semi-detached country cottage, set in a quaint rural village but within a short distance of the well-served market town of Diss.

The property benefits from three bedrooms, a lovely kitchen diner and a stunning garden room as well as an enchanting cottage garden.

Don't miss your chance to enjoy this slice of rural life.



KEY FEATURES

- A Delightful Semi-Detached Cottage, situated in a Rural Position with Fabulous Farmland Views
- Three Bedrooms; Two Bathrooms/Shower Rooms
- The Principal Bedroom benefits from an En-Suite WC
- Great Kitchen/Diner
- Stunning Garden Room with Shower Room and Store/Study
- Cosy Sitting Room and Dining Room
- Charming Gardens and Summerhouse
- Single Garage and Parking
- The Accommodation extends to 1,895sq.ft
- Energy Rating: D

This charming semi-detached cottage is situated in the picturesque Suffolk village of Thelmetham and offers a wonderful home in the heart of the countryside whilst being conveniently close to the many amenities found in the market town of Diss.

Peaceful and Picturesque

When you first approach the property, you will be struck by how peaceful it is. This unique family home, situated on a quiet lane and surrounded by picturesque views of the countryside, offers a classic rural idyll. Originally built as three farmworker's cottages, this delightful property has been sympathetically extended to create a welcoming home for today's modern family.

Character Aplenty

Entry to the property is via a bright, tiled porch which leads into the cosy dining room. The dining room is welcoming, with character ceiling beams and an exposed brick fireplace with woodburning stove offering an enchanting focal point. A door from the dining room leads into a substantial storage room. From the dining room, stairs ascend to the rooms on the first floor of the cottage. Also Adjoining the dining room is a wonderful newly installed kitchen/diner with a water softener fitted. This pleasantly bright room is fitted with stylish painted country-style cabinets and warm oak worktops which are complimented by the focal point of this room, the Aga. As you look out of the kitchen window you can see uplifting views of the scenic countryside beyond. This is a delightful spot to savour the beauty of the changing seasons while sipping your morning coffee. The kitchen also features a useful larder cupboard which provides extra storage for food and kitchen utensils and ensures everything is at your fingertips when you need it. Appliances included are an AEG induction hob and Multi function oven and there is space for a fridge freezer. The sitting room features a woodburning stove - a perfect place to get cosy on a chilly winter evening.





KEY FEATURES

New Addition

From the sitting room there is access to a wonderful garden room which was added by the owners in 2017. With large, double aspect windows and double doors leading onto the garden patio, this room invites an abundance of natural light to flood the space and seamlessly merges indoor and outdoor living. Whether you desire a serene sanctuary to lose yourself in a good book or a captivating setting to host and entertain guests, this room offers the ideal space to fully immerse yourself in the peaceful rural location. From the garden room there is access to a shower room, adding convenience and functionality to the space.

Room for All

Exploring the first floor of the property you will find three good sized double bedrooms, one of which has separate staircase access. The delightful master bedroom has two walk-in wardrobes which provide convenient storage for your clothes and belongings. From the window there are views across the pretty garden and fields beyond. Across the landing from bedroom one you will discover a generous family bathroom with exposed beams and wooden floors. The room exudes a bright and airy atmosphere, enhanced by the addition of fresh blue and white splashback tiles which evoke a refreshing nautical theme to the room. The room features a bath with shower over. The landing offers access to a further double bedroom again brimming with charm. Exposed character beams grace these lovely rooms, providing a further visual reminder of the property's heritage. Bedroom three also enjoys its own ensuite cloakroom and a separate staircase which leads back to the ground floor sitting room, creating a convenient flow through the home.

Working from Home

Attached to the property, with a discrete entry point via a separate porch, is a generous room which has been converted by the current owners into a home office. This office has power, lighting and a wood burning stove for the colder months. This adaptable area functions beautifully as a bright workspace but could easily be re-purposed for other uses.

The Outside

The private garden is divided into three sections that face east, south, and west, allowing you to take full advantage of the sun for most of the day. A patio, a water feature, and a BBQ area are all located in the garden's west-facing area. This charming cottage garden features mature planting and a lawned area, a summerhouse and a children's playhouse. The cottage also has a single garage with storage above that is separate from the house.





























INFORMATION



On The Doorstep

The Suffolk village of Thelnetham is located on the southern bank of the River Little Ouse (the Norfolk/Suffolk border), six miles west of Diss. The village benefits from a village shop, a friendly community-run pub and a nearby primary school.

How Far Is It To

The market town of Diss, which offers a variety of shops and amenities, is conveniently located only six miles away. Diss is served by a selection of supermarkets, shops, eateries, and schools, as well as a mainline railway station which benefits from direct services into London Liverpool Street in 90 minutes.

Directions

Leave the market town of Diss along the A1066 - and follow the road through the villages of Roydon and Bressingham. On entering the village of South Lopham bear left onto the Blo Norton Road and continue on The Street. Turn left onto Church Lane and continue onto Mill Road past the windmill. At the T junction turn right onto Hopton Road and the property will be found on the right hand side.

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 - vote.illogical.orbit

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Shared Drainage
West Suffolk Council - Council Tax Band B
Freehold

Property - DIS4405
 Approx. Internal Floor Area - 1895 Sq ft / 176.1 Sqm
 Approx. Internal Floor Area of Garage & Summer House/Store - 261 Sq ft / 24.3 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. Printed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		←
(81-91)	B		
(69-80)	C		
(55-68)	D	←	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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