



'Stylish Character Home in Village Centre'
Botesdale, Suffolk | IP22 1BP

WELCOME



This pretty three-bed-two-bath home in the centre of beautiful Botesdale is an exemplary combination of ancient and modern. While period features – brick fireplaces and beams have been retained at the front of the building, the back has been opened out to provide a magnificent, spacious, modern kitchen and dining room, equally delightful for entertaining or everyday family life.







- Superb Period Home - Not Listed
- Wonderful Well Served Village Location
- Three Generous Bedrooms
- Excellent Double Fronted Drawing Room
- Very Generous Open Plan Kitchen Dining Room
- Useful Pantry, Cloakroom and Utility Room
- Family Bathroom and Ensuite to Master Bedroom
- Enclosed Rear Garden and Garage
- Highly Recommended

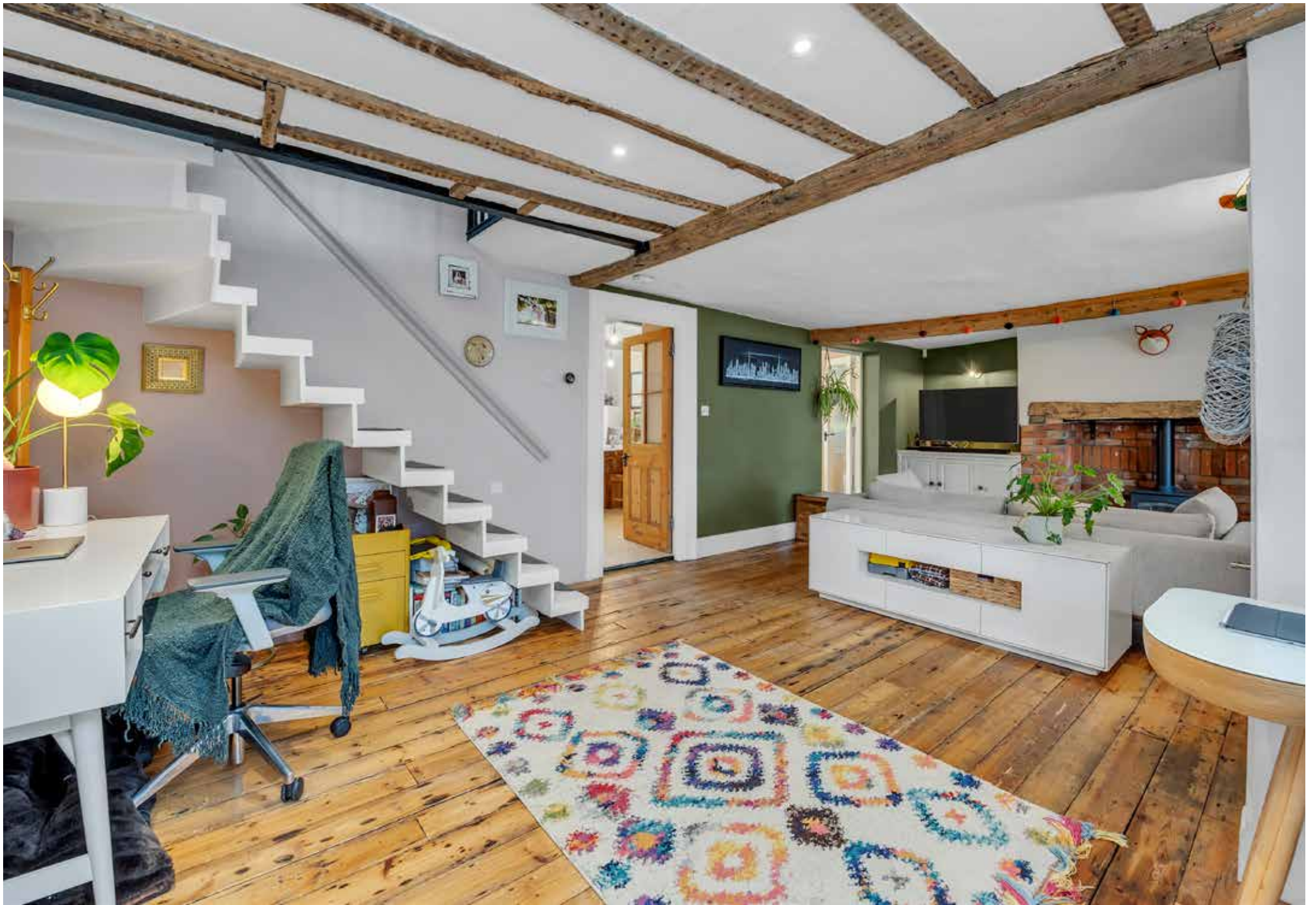
On a quiet corner in the centre of Botesdale is this pleasingly symmetrical double-fronted attached house, pale rendered elevations under glazed black pantiles, its late Georgian panelled door and bracketed portico lending an imposing elegance. Entry from the street is into an astonishingly bright and airy room, much larger than you might expect. At approximately 300 years old this is the oldest part of this town-centre cottage, yet what might once have been dark spaces have been transformed into this beautiful, comfortable living area. White-washed walls contrast against the oak beams and polished patina of the floorboards, showing both to best advantage, while two bay windows either side of the entrance flood the room with sunlight all afternoon, making it a favourite spot of the owners. Currently the room is naturally divided into a living room around brick inglenook with log-burning stove, and a study area, the latter with a fireplace which isn't in use but which might easily be restored.

The hanging staircase has been ingeniously reconfigured into a modern suspended flight, open underneath, which increases the lateral dimensions of this already generous 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.













Two entrances, one with double glass doors, connect this area to the large kitchen diner at the rear. This glorious space has been created from two later additions, the more recent of which is the dining room with its wow-factor vaulted ceiling soaring skywards. A glass wall at one end, doors leading to the garden, enhances this already lofty space. Sunlight pours in from here during the morning, providing warmth as well as illumination. The well-appointed kitchen features an extra-wide stainless-steel range cooker and ample central island complete with a cavity for a drinks fridge in welcome reach of the dining table. Elegant, light-reflecting travertine tiles underfoot join these two rooms seamlessly together. This working part of the house is backed up by a large walk-in pantry and a utility room. A downstairs cloakroom adjoins.

Three good-sized bedrooms are upstairs, all doubles, the master bedroom to the rear being the largest at over 140 square feet with a long run of built-in cupboards. A family bathroom and an en-suite shower room serve these bedrooms, the former with pale, soothing stone tiles around the tub, the latter currently undergoing renovation but featuring attractive half-height box-car panelling.

The garden to the rear, a good size for a town-centre location, is entirely enclosed and dog- and child-proof and fairly low-maintenance. A pretty brick wall with rounded coping stones maintains privacy while obscuring passing traffic from sight.

A garage is a short walk from the back gate with an off road parking space.

Botesdale and Rickinghall join together to make a substantial and well-served village where the number of listed houses ensures the continued visual appeal. Within a minute or so's walk are two ancient pubs - The Greyhound and The Bell Inn. There is also a small supermarket, a school, an art café, a fish and chip shop and a Chinese restaurant.

Note: The vendors are currently obtaining planning permission for a 2 bedroom loft conversion, with modifications to one of the existing bedrooms to accommodate the staircase and a pre-application has been submitted.





STEP OUTSIDE

A village hall offers pilates, keep-fit and yoga as well as a monthly country market. Connectivity is good. The A143, just a two-minute drive away, will get you to Diss station in 13 minutes from where trains depart for London, Norwich and Cambridge. In the other direction Stowmarket and Bury St Edmunds can both be reached within half an hour.

Agents Notes

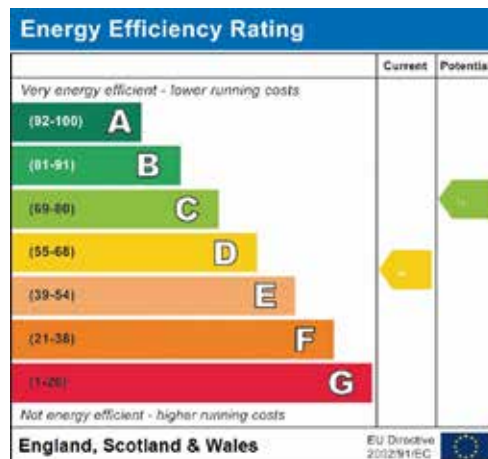
Tenure: Freehold

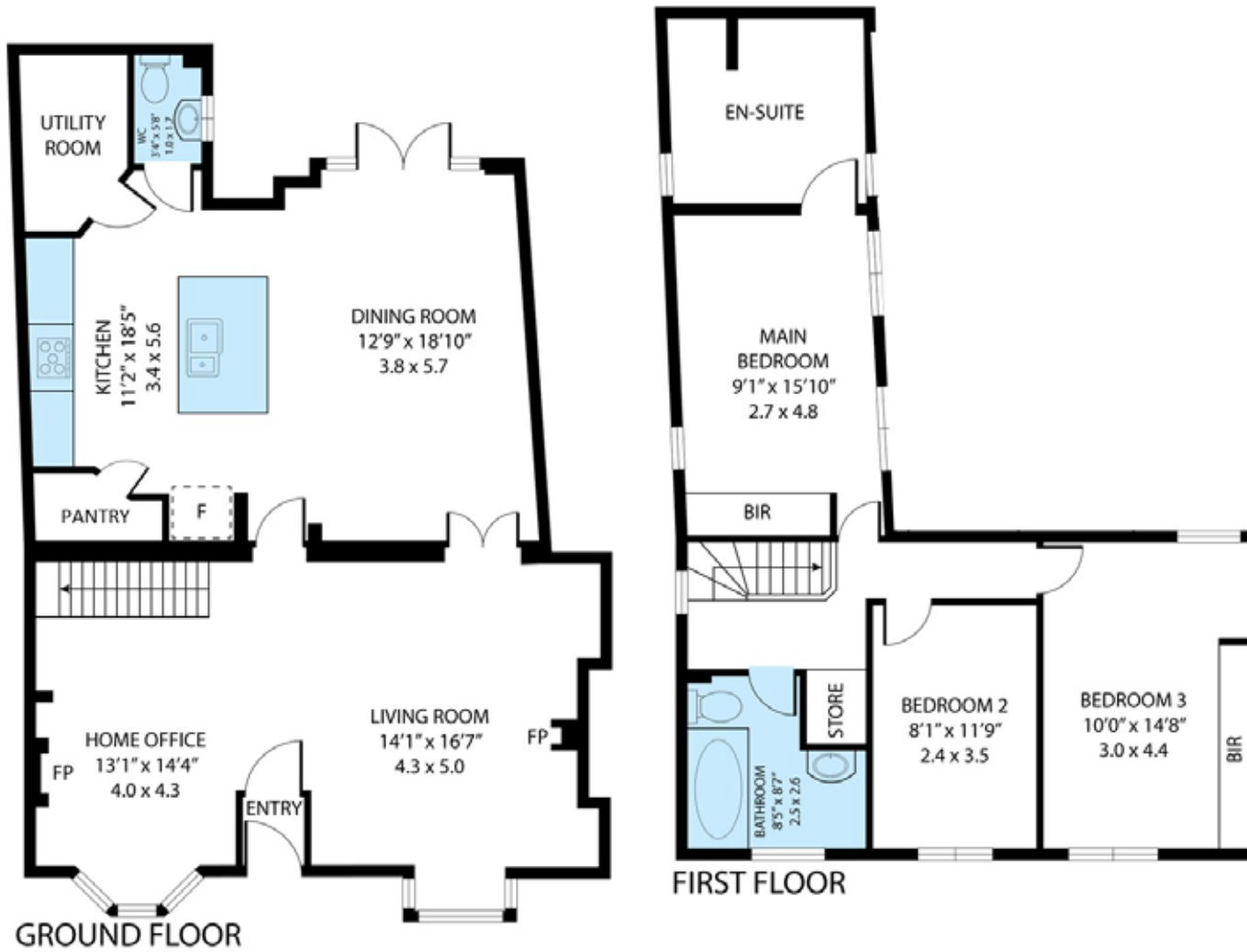
Local Authority: Mid Suffolk District Council – Band D

Services: Mains Water, Electricity and Drainage, OFCH, Electric Underfloor in Kitchen.

Directions: Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Continue through the village of Wortham and take the right hand turn signposted Rickingham and Botesdale. Take a left turn into the village of Botesdale and the property can be found just after the bottom of the dip on the left-hand side on the corner of Bridewell Lane.

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 - agrees.skipped.defenders





The Street, Botesdale IP221BP

TOTAL APPROX. FLOOR AREA 123 SQ.M 1,325 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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