



'A UNIQUE BLEND OF CHARACTER & STYLE'
Wattisfield, Suffolk | IP22 1NL

FINE & COUNTRY

WELCOME



This bright and fresh two-bedroom cottage is an exquisite example of how to reconfigure a period property to appeal to the modern eye and deliver 21st century comforts. The open-plan layout of expansive, light-filled living spaces creates an impression of a bright, airy and stylish home.







- Delightful Period Brick and Flint Cottage
- Superbly Presented Throughout
- Fabulous Kitchen Breakfast Room Extension
- Light and Airy Sitting Room with Wood Burner
- Useful Utility Room and Cloakroom
- Two Bedrooms
- Luxury Bathroom with Large Freestanding Bath and Shower
- Off Road Parking
- Charming Gardens
- Very Useful Garden Studio /Home Office with Fitted Kitchen

The property nestles mid-terrace between its neighbours, a pretty double-fronted flint cottage with red-brick detailing around the windows and a decorative pitched porch over the central door. A carved brick announces the date of construction – 1847. In front, a wide gravel driveway sets the house nicely back from the road while providing off-street parking for two vehicles.



Step inside. Nowhere is the cramped dark interior you might expect. What were probably once two small rooms and a central hall is now a luminous, laterally stretched white space with an elegant light-reflecting oak laminate floor, the only sign of any former configuration the solitary structural column and beam in the centre of the room. At one end, an original brick fireplace with oak lintel is beautifully set off by the modern white décor around it. The hearth houses a woodburning stove, providing a cosy focus in colder months. One side of the fireplace is open, leading to a utility and downstairs cloakroom.

* 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.













At the other end of the room, a stunning modern staircase, open underneath, maximises the dimensions of the space. Its unique glass balustrade displays the name of the cottage etched the glass. Two windows and a glass front door face west, allowing sunlight all afternoon and evening into this spacious and relaxing room. What was once an original rear window at the back of the house is now retained as an internal window looking into the extension, allowing light to travel across the building.

A wide opening joins this living room to the extended living space behind, just outside the original rear wall. This splendid kitchen-dining room easily accommodates an L-shaped kitchen at one end – white units beneath a butcher-block counter – plus either a seating or an extended dining area at the other end. A feature flint wall, once the rear elevation, has now been incorporated into the interior of this stylish home. At nearly 30 feet long, this is a room with many options. French doors lead to the garden.

Up the glass-sided staircase, you'll come to a landing running along the back of the house. Two generous bedrooms are up here, one with a large built-in cupboard and the other bedroom also has a useful built in cupboard. Both bedrooms have exposed structural beams hinting that parts of this bijou home might be older than the date on the entrance brick suggests.

Between these bedrooms is a luxurious bathroom featuring a large double-ended tub and a separate shower stall. All finished in natural colours – taupe boxcar siding, white walls and a smart wood-effect floor – this glorious space is the perfect spot to relax at the end of the day.

The garden, completely dog-proof, is a low-maintenance haven laid to grass and paving. A separate wood-frame summer house, over 230 square feet, beautifully finished and with a basic kitchen, presents a wonderful opportunity for either an artist or somebody running a small home business. A gate at the end of the garden gives access to the rear of the property, which could prove useful for the small business owner.

“It's a lovely, helpful community,” says the owner of Wattisfield which she is sorry to be leaving. Along with the tranquillity of rural life, she has enjoyed the welcoming and friendly atmosphere at events like the popular pop-up pub “The Hot Frog” where locals like to meet and chat. A dog owner, she has also greatly appreciated the country walks right out of the front door.



STEP OUTSIDE

With its location close to the A143, Diss can be reached within quarter of an hour. From here, fast and frequent trains depart on the London-Norwich mainline. (Diss to London Liverpool Street Station Journey time approximately 90 minutes). Historic Bury St Edmunds, with its cathedral, shopping, dining and is just a 22-minute drive theatre in the other direction. The 304 bus also runs through Wattisfield, serving both Bury and Diss.

Agents Notes

Tenure: Freehold

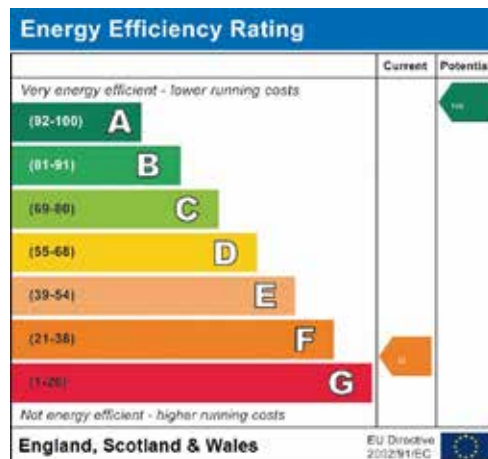
Local Authority: Mid Suffolk District Council – Band B

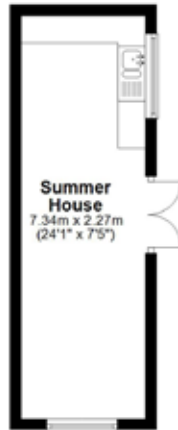
Services: Mains Water, Electricity and Drainage, Electric Radiators

Directions: Proceed from the market town of Diss in the direction of Bury St Edmunds along the A143 passing through the village of Wortham. On entering the village of Wattisfield take a right-hand turn at the crossroads and the property will be found on the right-hand side.

Postcode - IP22 1NL

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 - nuptials.basically.proper





Total area: approx. 120.7 sq. metres (1299.2 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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