

DENHAM ROAD

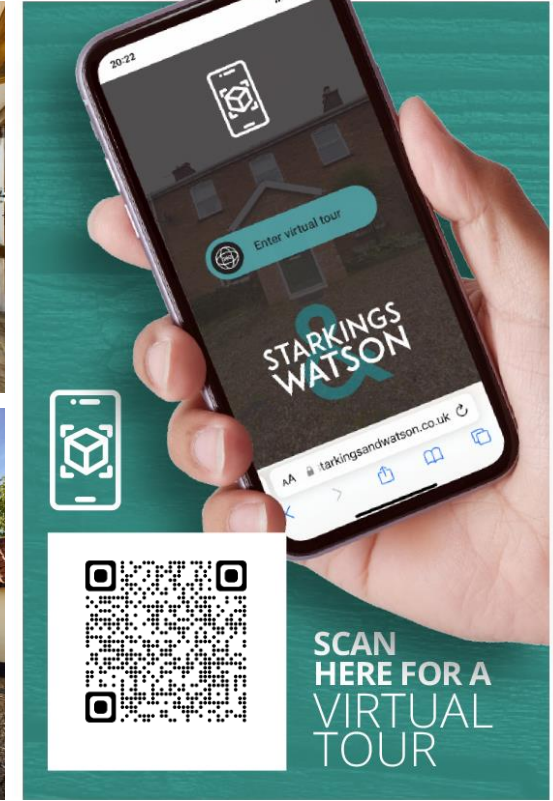
Hoxne, Eye IP21 5DB

Freehold | Energy Efficiency Rating : D

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FOR SALE

PROPERTY



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- Substantial Modernised Character Home
- Plus Detached Cottage currently a successful Holiday Let
- Detached Workshop/Garage
- Four Reception Rooms
- 4 Bedrooms plus 2 Bedroomed Cottage
- Two Family Bathrooms & Cloakroom
- Field Views to Front
- 0.36 Acre Plot with Ample Gardens

IN SUMMARY

With over 3200 Sq. ft (stms) of accommodation, this MODERNISED CHARACTER HOME is next to Bakers Cottage - a SELF CONTAINED HOLIDAY LET or ANNEXE - finished in a COTTAGE STYLE and brimming with CHARACTER and CHARM. Sitting on a 0.36 ACRE PLOT (stms), there are PRIVATE GARDENS to both the main property and holiday let, along with a SUBSTANTIAL WORKSHOP/DOUBLE GARAGE building - with further potential, or an IDEAL HOME OFFICE. The main property has been CLAD and INSULATED externally with full planning permission, whilst the accommodation offers a PORCH and HALL ENTRANCE, dual aspect 19' SITTING ROOM with feature fire place, 14' DINING ROOM, cloakroom and 15' KITCHEN/BREAKFAST ROOM leading to a dedicated UTILITY ROOM. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing with a family bathroom. The adjacent TWO BEDROOM ANNEXE has been used as a successful HOLIDAY LET for many years, boasting many FIVE STAR REVIEWS, mainly due to the STYLE and FINISH which has been achieved internally.

SETTING THE SCENE

With high level hedging to front, the property is screened from the road, creating a secluded setting with usable lawned gardens to front and a large hard standing driveway. Mature planting creates a wonderful view to the front of the property, with the external cladding ensuring the property offers a striking facade. A timber five bar gate leads to a further parking and turning

area, with access to the main property, holiday let/annexe, oil tank and the double garage/workshop building.

THE GRAND TOUR

Dating back to the 1700's the original part of the property is timber framed, with later modernisation's and the annexe being refurbished in 2014 which incorporates the original timbers, brick floor, bread ovens, wash copper and sink. Shared utilities and an oil fired central heating boiler serve both properties.

Starting with the main Farmhouse property, the vendor typically utilises the side utility room as the entrance for everyday use. However, a porch entrance can be found to front, which leads into a hall entrance with wood flooring, stairs to the first floor and doors to the two main reception rooms. Starting with the sitting room, a feature brick built fire place is finished with a raised cast iron wood burner, sitting on a pamment tiled hearth. Fitted carpet runs through the room, with windows to both the front and side, whilst a range of exposed timber beams can be found to the front and rear elevations. A further door leads to the rear hall way, with an under-stairs storage cupboard and door to the rear garden. Doors lead to the cloakroom and to the sizeable dining room, once again with a dual aspect, exposed timber beams and wood effect flooring. The kitchen is adjacent, and large enough for a dining table, whilst wall and base level units run around two of the walls ensuring there is a good level of storage. Tiled effect flooring runs under foot, with recessed spot lighting, and windows to front and side. Lastly, the utility room can be found to side, with space for laundry appliances. Heading upstairs, the landing runs along the rear aspect of the property, with three of the four bedrooms offering field views to front. The main bedroom offers built-in wardrobes, whilst the smallest bedroom has been used as a study. The family bathroom includes a four piece suite, with a large tiled vanity unit, a heated towel rail and built-in storage cupboard.

Bakers Cottage is detached and self-contained, ideal as a holiday let or annexe, and currently run as a very successful all year round holiday let. Brimming with character and charm, the main entrance door takes you into the hall entrance, with tiled



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flooring, exposed timber beams and various storage. Two doors lead off, starting with the family bathroom, set under a vaulted ceiling, with high tiled walls, a three piece suite, heated towel rail and a rainfall shower over the bath. The sitting room is a cosy space with timber beams to the walls and ceilings, with wood effect flooring and a door into the kitchen. Open plan with dining space, the kitchen is centred on a large original feature brick built fire place with a cast iron wood burner and original floor bricks running under foot. A beautiful hand crafted kitchen includes solid wood work surfaces, with exposed timber beams to the walls and ceiling. The stable door frames the view down the garden, with adjacent stairs leading up, and a door to a snug/study room at the far end of the cottage. Upstairs, two double bedrooms set under vaulted ceilings with velux windows complete the property.

THE GREAT OUTDOORS

The gardens are split into three key sections, starting with the front garden mentioned in the approach to the property, along with two rear gardens, one for the main house and the other for the cottage. The fence between the two spaces could easily be removed if required. The cottage garden offers an immaculate lawn, patio seating area and planted beds, all with a green backdrop of trees and hedging. A gate leads to the driveway and garage building. The main property offers a private garden which includes an area of lawn and hard standing, along with a raised timber built seating area. Various lean to storage buildings and sheds can also be found. The double garage/workshop building includes twin sets of double doors, with an adjacent 13' storage room for the holiday let linen etc - all with power and lighting.

OUT & ABOUT

Located in the Parish of the picturesque and idyllic Suffolk village of Hoxne on the edge of Denham, there is plenty of history to learn about these beautiful villages. With splendid architecture and easy access to some lovely walks, Hoxne also benefits from a thriving village store, public house, primary schooling, sport facilities, and a community centre, offering a perfect lifestyle balance. The nearby towns of Diss and Eye have further facilities which include supermarkets, bus services and from Diss, a mainline rail line to London Liverpool Street.

FIND US

Postcode : IP21 5DB

What3Words : ///restores.profiled.ideal

VIRTUAL TOUR

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


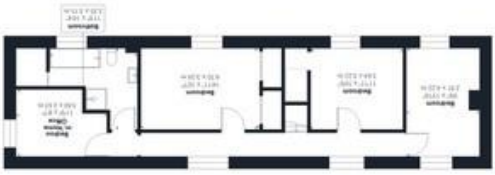
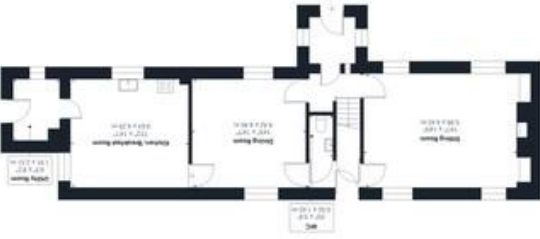
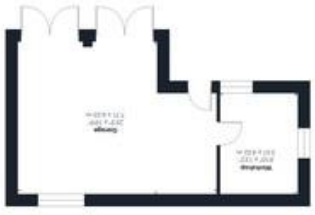
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Price:



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<p>GIRAFFE 360</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>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>Approximate total area⁽¹⁾</p> <p>3278.36 ft² 304.57 m²</p> <p>Reduced headroom</p> <p>109.47 ft² 10.17 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
<p>Floor 1 Building 2</p> 	<p>Ground Floor Building 2</p>	<p>Floor 1 Building 1</p> 	<p>Ground Floor Building 1</p> 	
<p>Ground Floor Building 3</p> 		<p>Floor 1 Building 2</p> 