



'MODERN CHARACTER HOME WITH COUNTRY VIEWS'
Wortham, Suffolk | IP22 1PY

WELCOME



Modern, but with a firm nod to tradition, this detached family home combines the best of past and present in an English aesthetic with timeless appeal. With three bedrooms, plus ancillary accommodation above a cart lodge, this property offers flexibility of use and would suit either a family or a couple looking to work from home.







- Charming Detached Cottage
- Beautifully Looked After by The Current Vendors
- Three Generous Bedrooms- Master Bedroom Potentially Could Be Split to Make Four
- Ensuite Shower Room and Family Bathroom
- Lovely Sitting Room
- Formal Dining Room / Snug
- Cloakroom and Utility Room
- Excellent Kitchen Breakfast Room with Bespoke Units and Vaulted Ceiling
- A 1/3 Of an Acre Plot (stms) - Delightful Gardens and Fabulous Farmland Views
- Large Double Garage with Superb Room Above and Sun Deck

Set within its own plot, behind a country hedge and bounded by fields on three sides, this pretty house comes with all the peace and rural tranquillity you could wish for. It's pretty as a picture too – creamy elevations with dormer windows peeping out of the steep pantiled roof. This is a look which has never gone out of style.

A five-bar gate opens to a wide gravel drive with parking for plenty. Indeed, the owners keep a sizable caravan tucked to the side of the cart lodge with more than enough space left for several additional vehicles. Entry is through a pitched porch, central in this pleasingly symmetrical frontage, which in turn leads directly to the main entrance hall. This is a bright and accommodating space with cupboards to help minimise visual clutter.

To the left a large sitting room runs the depth of the building with windows at both ends. Practical Karndean flooring in a warm wood grain enhances these already general dimensions. A wide brick chimney with a Victorian fire surround houses a wood-burning stove.



* 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.

















The owners enjoy the cosy focus of a fire but admit that the house is so warm that they don't need to use it often. "It keeps cool in the summer too", they say, indicating that modern insulation is at work here.

At the back of the house a single-storey wing projects into the garden. In here is the magnificent kitchen with its soaring vaulted roof and traditional timber tie-beams. South-facing French doors illuminate this voluminous space where you'll feel that being confined to the kitchen is far from a hardship. Shaker units in contemporary grey support smart oak countertops and a double Butler sink. An electric range cooker sits inside a tiled fireplace. At once modern and deeply traditional, this is a lofty, expansive space where a full kitchen needs only two sides of the room, leaving plenty of space for a wide dining area. "We had 16 for dinner in here last Christmas", say the owners, and the entertaining potential of the room is undeniable.

At the front of the house, a double-aspect reception room is currently used as a snug, but it's well positioned to work as a formal dining room, if required.

Also, downstairs are a utility and a WC.

Upstairs, three double bedrooms and two bathrooms sit snugly in the roof, their partly vaulted ceilings lending a warm sense of enclosure. Double aspect windows in the bedrooms bring in plenty of light. The master bedroom benefits from an ensuite shower room but if baths are preferred a striking deep modern tub awaits in the family bathroom.

Across the drive is the substantial cart lodge, over a thousand square feet of it. On the ground floor are a double garage, workshop and storeroom while upstairs is a beautiful L-shaped living space. While it would work well as a home office, it would be little effort to install a bathroom (water and electricity are in place) and create a separate guest room. A large first floor balcony is the perfect place to watch deer and hare on the neighbouring fields at sunset with a glass of wine.

The garden wraps around the house, something the owners love, and is largely laid to lawn for ease of maintenance. It is also dog-proof. A terrace outside the kitchen doors is perfectly situated for meals al fresco, with sunshine all day long. Almost a perfect triangle in shape, the garden is surrounded by fields belonging to a local nursery. You'll enjoy these botanical views of flowers which are grown for the Chelsea Flower Show, among others.





STEP OUTSIDE

A pretty village, Wortham has a large open green, a primary school, a village hall and a shop with post office and tearoom. Lively tennis and bowls clubs thrive at the playing fields nearby. Beautiful countryside is on the doorstep and a short drive away is Thornham Walks offering hiking trails on the Henniker-Major family estate. Being situated on the A143, Wortham is well-placed for easy access to urban amenities.

The larger settlements of Rickinghall and Botesdale with GP surgery and shops are just down the road. Diss, with frequent rail connections to London and Norwich is an eight-minute drive, while in the other direction it's just half an hour to Bury St Edmund's with its famous cathedral, shopping and restaurants.

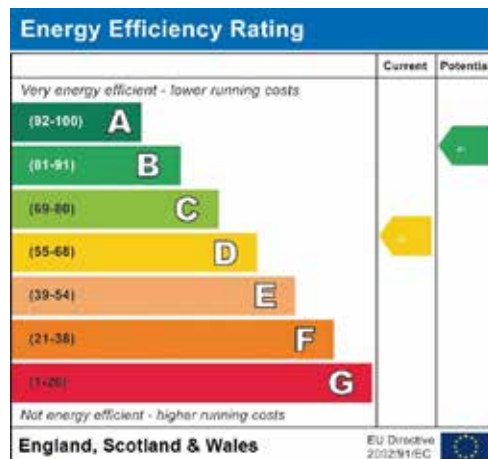
Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E

Broadband: We are informed that the current owners broadband supplier is BT:
 Fibre 1
 Normal download speed 66-73 Mbps
 Normal upload speed 16-18 Mbps

Services: Mains Water & Electricity, Private Drainage (Water Treatment Plant), Oil Fired Central Heating.





Mellis Road, Wortham
 TOTAL APPROX. FLOOR AREA 261 SQ.M 2,829 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.



Please Note: The above image is for illustrative purposes only and any buyer should satisfy themselves as to the property boundaries via their legal team

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