



‘Picture Perfect Location’  
Hinderclay, Suffolk | IP22 1HT

# WELCOME



Situated at the top of a hill in a stunning rural village location, this 15th century thatched cottage exudes charm and history. Boasting three bedrooms, a splendid kitchen with spacious pantry and utility room and set on a generous plot, this picturesque home invites you to enjoy a slower pace of life while offering convenient access to the amenities and commuter links of nearby Diss, Bury St Edmunds and Thetford.







- Exquisite Grade II Listed Period Cottage
- Wonderful Rural Location - Around 0.49 Of an Acre (stms)
- Beautiful Farmland Views
- Peace and Quiet in Abundance
- Many Original Features
- No Onward Chain
- Great Kitchen Breakfast Room and Sizeable Pantry
- Useful Utility Room
- Two Reception Rooms
- Three Bedrooms, Ground Floor Bathroom and En Suite

"It's the tranquillity and the views we love" explains the current owner of this charming, thatched cottage. "It's so peaceful here, it's a wonderful spot". Despite the obvious rural charm, the property is within convenient striking distance of the many amenities offered by the thriving market town of Diss - which also provides easy commutability to London and Norwich. "We are also close to Bury St Edmunds and Thetford and regularly shop in both towns," the owner elaborates, further praising the convenient location.



Beyond its appealing locality, this captivating 15th century timber-framed cottage, extended in the 1980s, preserves the character and history inherent in a period home but has been updated for modern comfort, representing the best of both worlds.

Arranged across two levels, the ground floor has been tiled throughout and recently carpeted to the stairs and first floor. Upon entry, you will find two large reception rooms. The double aspect sitting room features an exposed brick inglenook fireplace with multi-fuel stove. Exposed beams grace the walls and ceiling, serving as a poignant reminder of the property's architecture and history. This spacious room leads to a further reception room which is currently used as a formal dining room. The dining room also enjoys a double aspect and boasts an exposed brick fireplace which provides an attractive focal point. The owner informs us that this side of the fireplace has been blocked but reinstating an open fire here would be a straightforward task.

\* 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.

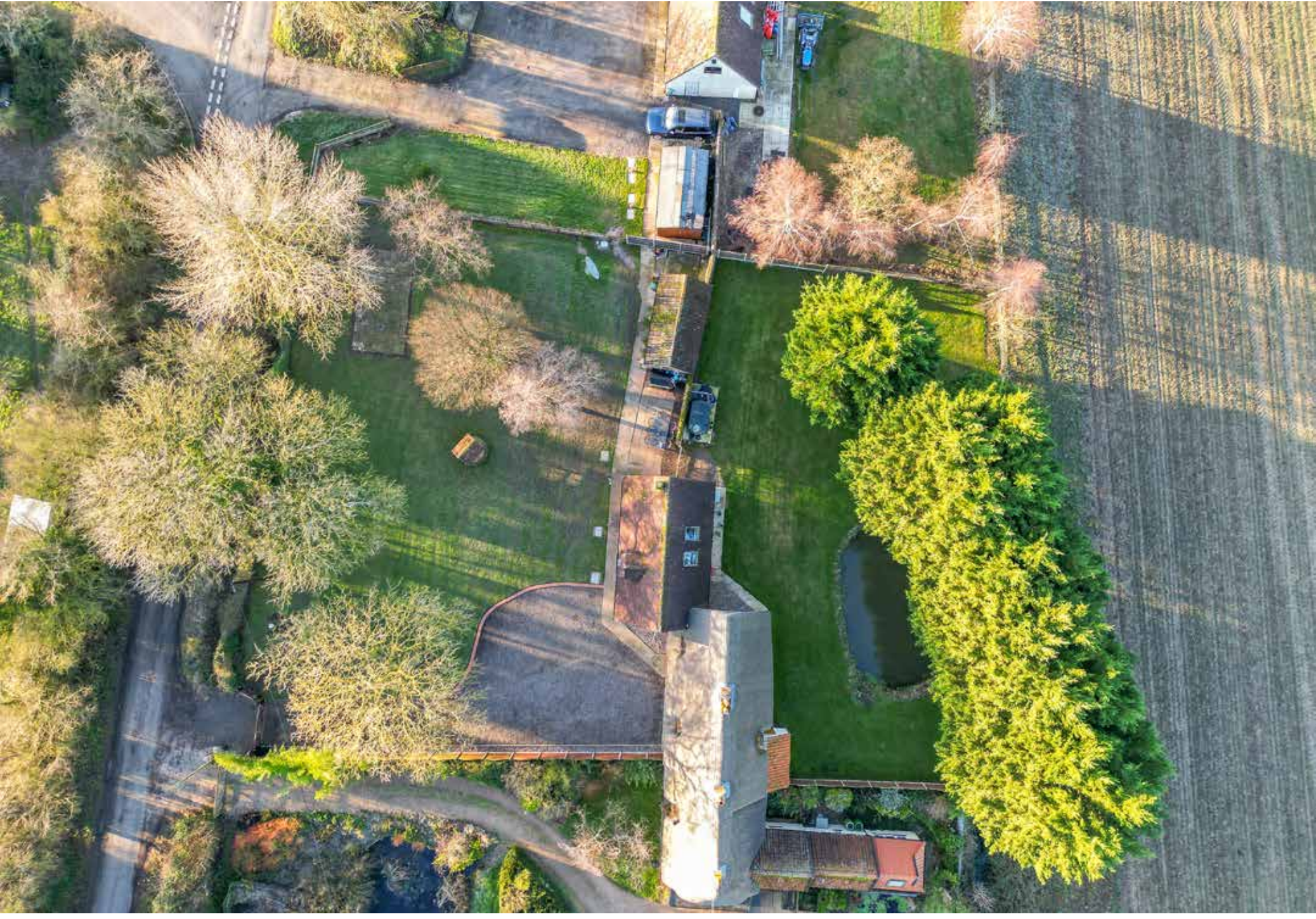














The kitchen sits in the extended portion of the property and benefits from a double aspect with stunning views of the garden and serene countryside beyond. The room is generously proportioned, with a range of contemporary gloss light cream units arranged to two sides of the room providing plenty of storage. A matching island and breakfast bar offer additional workspace and a useful place to sit and enjoy an informal meal or morning coffee. There is an enviably sizeable walk-in pantry within the kitchen, which equips the room with additional space for food items and other kitchen essentials. The range cooker (with fitted extractor hood) will be remaining with the property. There is a useful utility room adjoining the kitchen which provides further storage and plumbing for a washing machine and tumble drier as well as access to the delightful garden.

A staircase ascends from the kitchen to the first floor, while a second staircase, accessible from the reception hall, leads to the remaining bedrooms.

A bright and spacious bathroom, with full-sized bathtub and large shower unit completes the rooms to the ground floor.

The first-floor rooms are distributed across the footprint of both the original cottage and the extension. The stairs from the kitchen lead to the principal bedroom which boasts an ensuite shower room and a large dressing room area with fitted wardrobes with abundant storage. The bedroom is bright, thanks to the two skylight windows fitted here. "The views of the clear night sky from the bed are incredible" explains the owner.

The original staircase leads to a large landing area with two further double bedrooms - both featuring stunning views over the gardens and countryside beyond. The loft in the extension is boarded out with a retractable ladder for access.

The property is approached via a five-bar gate onto a large driveway and parking area which provides parking for 10-15 vehicles. The driveway runs alongside a large lawned area which has been planted with an assortment of well-established trees, among them a distinguished walnut tree that lends its name to the cottage.

The large rear garden is predominantly laid to lawn with mature trees interspersed throughout. A patio area offers an ideal setting for outdoor dining on warmer days, allowing you to fully embrace the tranquillity of the location. Additionally, a natural pond serves as a sanctuary for visiting wildlife. The garden is securely enclosed, ensuring a safe environment for children and pets, with post and rail fencing leading to the surrounding countryside.

There is a useful outbuilding, affectionally known as the 'Pickle Parlour', perfect for a home office, hobby room or conversion to a single storey dwelling (subject to the necessary planning permission).

Hinderclay is a quiet village located approximately 14 miles from Bury St Edmunds in an area of rolling arable land to the south of the Little Ouse River valley. The village is surrounded by lovely countryside, villages, and quiet lanes, making it ideal for walkers and cyclists.



# STEP OUTSIDE



The village is situated only a short distance from the neighbouring villages of Rickinghall (1.6 miles) and Botesdale (2.3 miles) which offer a host of shops and amenities including two friendly pub/restaurants, two takeaway outlets, a Co-Op Local Supermarket, a primary school, health centre, coffee shop, dentist and play areas. Further amenities can be found in Diss, which also provides direct rail services into London Liverpool (95 minutes) Street and Norwich (20 minutes). The A14 can be accessed via Bury St Edmunds which offers connections to Cambridge and the M11.

## Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E  
Services: Mains Water & Electricity, Bottled Gas for Cooker, Oil Fired Central Heating, Private Drainage (Water Treatment Plant).

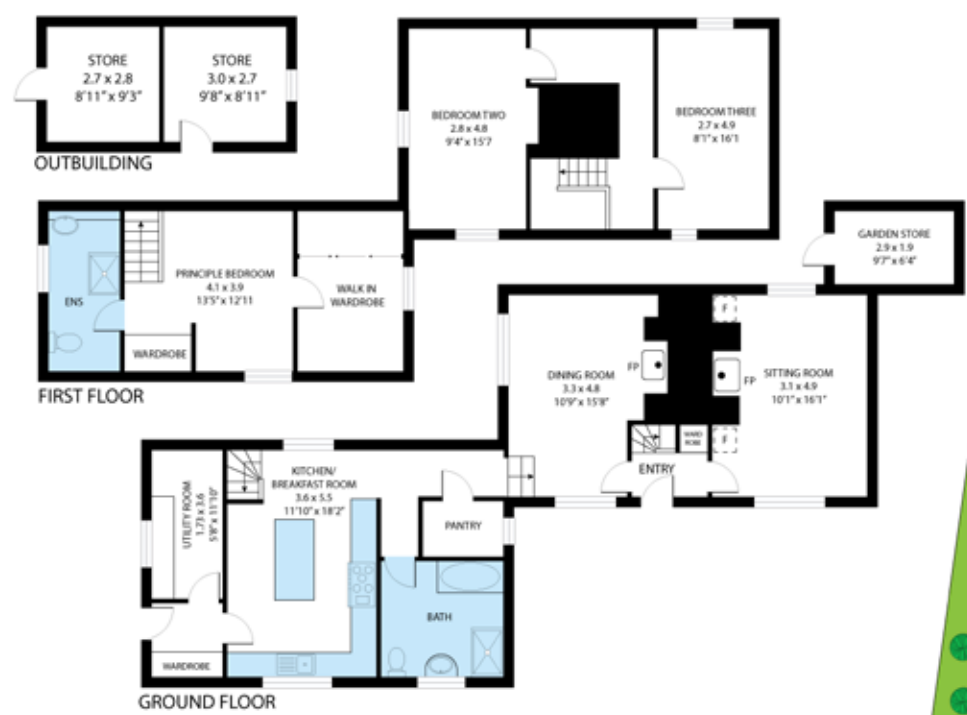
Broadband: Current provider is BT

Thatch: The property was re-thatched in 2021 (Long Straw).

Directions: Proceed from the market town of Diss along the A1066 in a westerly direction passing through the villages on Roydon and Bressingham. On entering the village of South Lopham take a left hand turn signposted Redgrave. Take a right hand turn signposted Hinderclay and continue passed Gressingham Ducks. On a sharp left-hand bend take the right-hand fork and after a short distance bear left onto Thorpe Street. The property will be found on the right-hand side set back from the road.

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 - wink.fidelity.herbs

Postcode IP22 1HT



Thorpe Street, Hinderclay IP221HT  
TOTAL APPROX. FLOOR AREA 188 SQ.M 2,023 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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