



'QUINTESSENTIAL COTTAGE, EXPANSIVE INTERIOR'
Hinderclay, Suffolk | IP22 1HN

WELCOME



Here's a charming three-bedroomed home with lots of character (not listed) that's move-in ready. If you're excited by the idea of a blank canvas, it'll be sure to get your creative juices flowing. Pretty on the outside, it's deceptively roomy on the inside and this lovely English cottage easily accommodates a family – or a couple working from home.







- A Charming Character Property
- Exceptional character features throughout
- A large and social bespoke kitchen dining area
- A peaceful village location
- Beautiful south facing suntrap patio
- A gated driveway
- Parking for multiple cars
- Originally two cottages
- A short drive from the train links and amenities of Diss
- Chain Free

Built in the 1800s, this charming house – weathered red brick and pale render under pantiles – was once two cottages on the Redgrave Estate. Enjoyed by generations of one family, it now awaits a new owner for the first time in decades and represents a rare opportunity for anyone with a penchant for period properties.



Set in its own plot behind a five-bar gate, the property enjoys some seclusion. Entry is into a hall running laterally along the length of the building, part of an unusual and interesting floorplan. This circular layout is largely determined by a big chimney stack in the centre of the house, doubtless once providing a hearth in each of the cottages either side. This stack is currently not in use, but the keen renovator will naturally want to explore the possibility of reopening it and reinstating fireplaces. Cottage doors throughout, with penny-end hinges and traditional latches, add greatly to the already substantial appeal here. Windows – multi-paned casements – have been restored or replaced in the recent past.

* 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.













In addition to the long hall and a utility with WC, ground-floor accommodation consists of two unusually large rooms. A kitchen-dining room is laid out in an efficient galley arrangement with a breakfast bar on one side open to the wide dining area. Cream-coloured units with pretty detailing support a long run of beech countertops on three sides, offering ample prep space. A door leads out to a south-facing gravelled terrace, ideally placed for al fresco meals. On the other side of the breakfast bar is plenty of room for a dining table. An intriguing hobbit-sized opening leads into a cavity in the stack – once a bread oven perhaps?

At the other side of the stack is a pantry with built-in sideboard and shelving. A door from this helpful passageway leads to the sitting room. At over 300 square feet, this room is generous indeed. Light floods in through five windows facing south and west to create an airy, expansive space which will accommodate furniture in a variety of layouts.

A staircase rises from the middle of the hallway to a long landing above, branching again to reach the first floor. Here are three double bedrooms and two bathrooms, one of which is en-suite. Both are in good order.

The family bathroom is of a substantial size with plenty of storage as well as a large airing cupboard.

A wide gravel driveway accommodates several cars offroad and borders a lawn which runs around the house. To its southerly side is a deep border and the sunny gravelled area outside the kitchen. Climbing English roses on warm red brick walls complete this picture-perfect spot that will appeal to everyone whether you are looking for something low-maintenance or a place to create the cottage garden of your dreams.

A quiet and rural village, Hinderclay is but a short cycle ride from Rickingham which, with Botesdale, is a well-served settlement with much visual appeal. Here are two pubs, a small supermarket, a school, an art café, a fish and chip shop and a Chinese restaurant as well as a monthly country market.

Connectivity is good with the bustling market town of Diss with its supermarkets and boutique shopping within a quarter of an hour's drive. From here, trains reach London in an hour and a half. In the other direction, the A143 will get you to historic Bury St Edmunds, with its cathedral, shopping, dining and theatre, in less than half an hour.





STEP OUTSIDE

Agents Notes

Tenure: Freehold

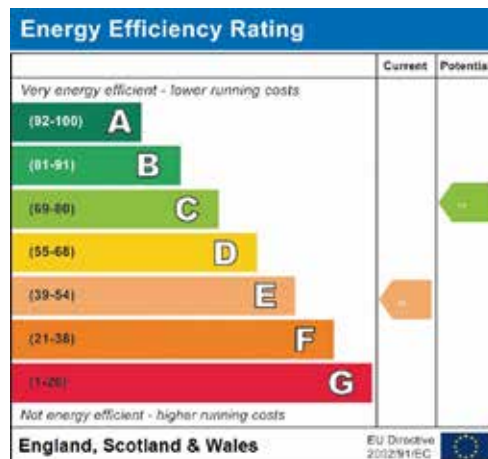
Local Authority: Mid Suffolk District Council - Band E

Services: Mains Water, Electricity & Drainage, Oil Fired Central Heating and Electric.

Directions: From Diss head west of the A1066 towards Thetford. At South Lopham turn left on the B1113 and head south towards Redgrave. Turn right on to Hinderclay Road and into wash lane. Turn left on to Bells Lane towards Hinderclay. Turn left on to Rickinghall road and the property is on your right.

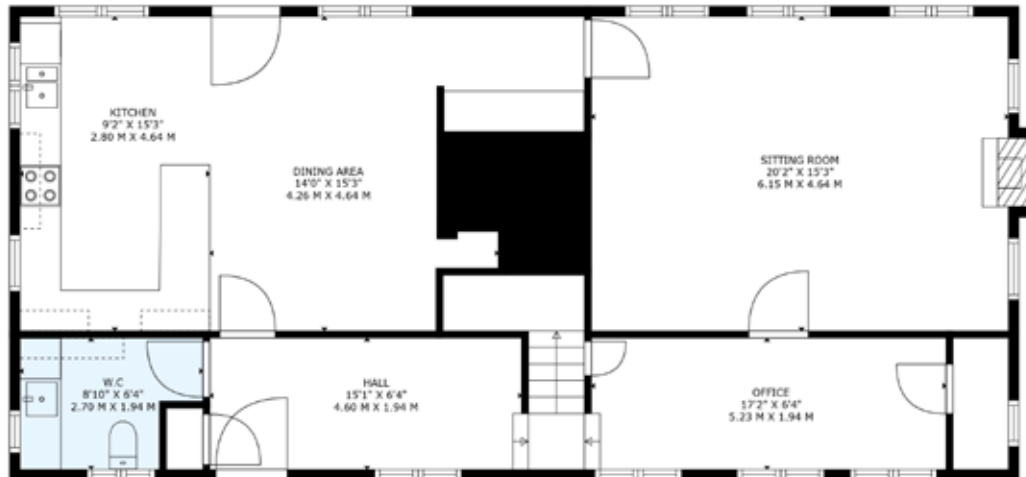
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - ///airship. incensed.forever

Please note - The curtains and blinds in the house and the large statue in the garden are not included in the sale.





FLOOR 2



FLOOR 1

TOTAL: 1773 sq. ft, 165 m2
 FLOOR 1: 1050 sq. ft, 98 m2, FLOOR 2: 723 sq. ft, 67 m2
 EXCLUDED AREAS: FIREPLACE: 2 sq. ft, 0 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



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