



Hall Farm Cottage
The Street | Hepworth | Suffolk | IP22 2PS

FEELING RIGHT AT HOME



“This pretty country cottage sits in a private plot in the heart of a well positioned village. With an abundance of original features and charming character it’s a wonderfully welcoming place to be and is sure to be the setting of many happy memories. Mature gardens are the icing on the cake!”



KEY FEATURES

- A Pretty Detached Cottage situated in the Village of Hepworth
- Three Bedrooms: Shower Room
- The Master Bedroom benefits from an En-Suite WC and a Balcony
- Kitchen/Breakfast Room with Boot & Laundry Room and a Ground Floor WC
- Two Reception Rooms
- Lovely Landscaped Gardens with a Patio Area
- Garage and Driveway providing Parking
- The Accommodation extends to 1,500sq.ft
- Energy Rating: E

The property is a delightful detached village home with some original features. The home is offered for sale with no onward chain and offers spacious accommodation with two generous reception rooms, a kitchen breakfast room, boot room, utility room, cloakroom, three bedrooms and a shower room and ensuite cloakroom.

Period and Modern Unite

This delightful property had been home to the owners for many years and they loved their time here. With just the right combination of period features and modern comforts it's a place with plenty of charm! The original part of the cottage dates back to the late 1700s or early 1800s with saw marks on the beams providing clues as to the age of the work. It's fascinating to think how long the house has stood here and how many people have passed through over the centuries.

Much Loved Cottage

Around 25 years ago a significant extension was added, creating generous family friendly accommodation that blends beautifully with the older parts and also offers a great flow between the house and gardens, with French doors leading out from the dining room and on the first floor taking you to a balcony with views over the garden. It's a quirky house with a lovely warm feel and personality.

Happy Times Together

The cottage has been the setting for many family gatherings over the years, including birthday celebrations, Christmas parties and more. You can comfortably seat ten in the dining room, while before everyone sits down to share a meal together they first congregate in the breakfast room while the owners are cooking.





KEY FEATURES

The cottage works so well for entertaining but would also be perfect for a young family as you could have your table in the breakfast room and use the dining room as a beautiful playroom. It's flooded with light and a lovely place to be. In winter the dining room offers views out across the garden while in summer you can fling the doors open wide and let the outside in. Upstairs the master bedroom benefits from its own balcony where you can bask in the sunshine with a morning coffee or sit out and read. On hot summer evenings you can leave the doors open for a nice cool breeze.

A Real Retreat

Outside the property is set back from the road behind a picket fence with a Canadian maple tree and gravelled drive across the front of the cottage which extends to the side and provides access to the detached garage with up and over door and power connected. The rear garden has a large patio area leading to a garden which is mainly laid to lawn with cultivated flower beds and wood lap and conifer boundaries. Keen gardeners, the owners worked hard to create the marvellous surroundings you see today and the garden is well stocked with mature planting. It's wonderfully private out here even though you're in the heart of the village. This is a quiet but friendly place. The village is peaceful and you feel very relaxed out here but still close to everything.. There's a nice little shop just a mile away and Hopton has a shop a couple of miles down the road. You can go into Bury St. Edmunds and browse the market there but you're also near to Diss and Thetford. If you like country pursuits such as cycling then you'd be in heaven.





















INFORMATION



On The Doorstep

Hepworth is a small village with a fine church. The nearest shopping facilities are available at Barningham, Hopton and Stanton. Barningham has a range of facilities including village shop, post office, primary school and popular public house. Walsham Le Willows is some two and a half miles to the south and has a highly regarded butcher and delicatessen among other local services and the reknowned Wyken Vineyards with its fantastic restaurant and shop called The Leaping Hare is about four miles away.

How Far Is It To?

Hepworth lies almost midway between Diss and Bury St Edmunds. Diss lies 12 miles to the east and Bury St Edmunds 11 miles to the west. Diss has a range of shopping facilities and amenities including a mainline rail link to London's Liverpool Street Station. The Georgian town of Bury St Edmunds has a much wider range of facilities and amenities including a modern shopping centre known as the Arc. Bury St Edmunds is bypassed by the A14 link to Cambridge and the Midlands. The county town of Ipswich is some 28 miles to the southeast.

Directions

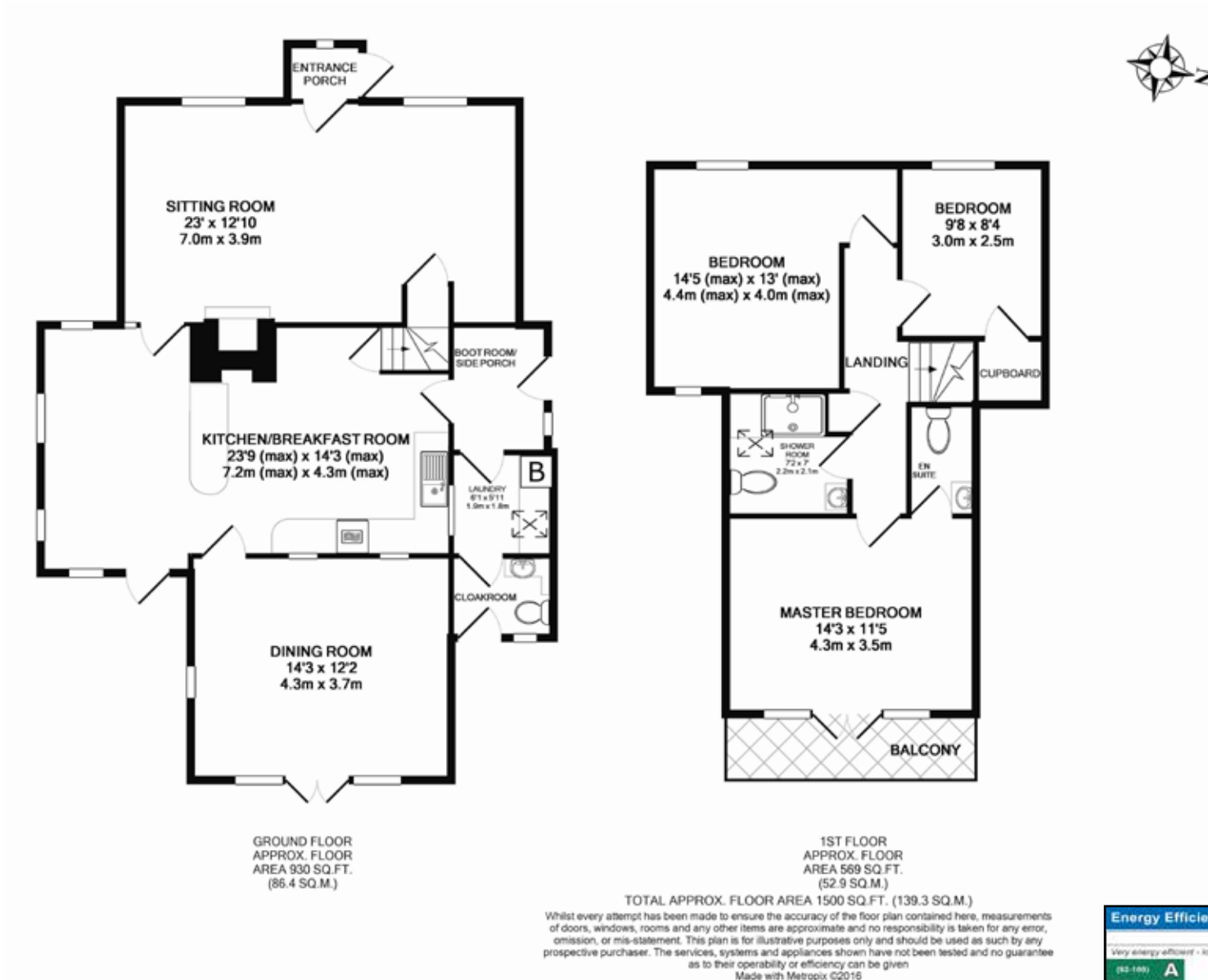
Proceed in a westerly direction on the A143 towards Bury St Edmunds, passing Wortham, Rickinghall, Botesdale & Wattisfield. Continue along the A143, Turn right signposted Hepworth, continue along The Street and the property will be found on the right hand side

What Three Words Location

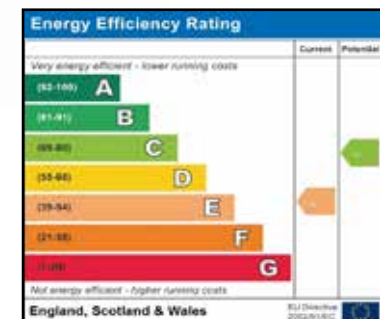
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [revealing.crop.outlines](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
West Suffolk District Council - Tax Band D
Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com