



Old Hall Nethergate Street - IP22 2RA

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&  
WATSON  
HYBRID ESTATE AGENTS



## Old Hall Nethergate Street

Diss

NO CHAIN! Nestled in the heart of a popular VILLAGE LOCATION, this charming THREE BEDROOM ATTACHED COTTAGE presents an exciting opportunity for those seeking a characterful home with ample potential to improve. Offered with no onward chain, the property is ideal as an investment project or a delightful second home. Rich in period features, the cottage showcases exposed beams, original fireplaces as well as other features, creating a warm and inviting atmosphere throughout. The FLEXIBLE LAYOUT offers over 1,000 square feet of versatile accommodation (STMS) all of which requires modernisation, including TWO GENEROUS RECEPTIONS, a kitchen and utility space, THREE BEDROOMS and TWO BATHROOMS. The cottage was previously once the annexe to the main house adjoining but is a house in its own right and has in more recent years been used as two separate apartments both rented.

The property provides scope for modernisation and personalisation, allowing the new owner to create their perfect village retreat. Additional benefits include MAINS SERVICES, OFF ROAD PARKING and a PRIVATE ENCLOSED REAR GARDEN.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Ideal Investment Project / Second Home
- Popular Village Location
- Period Cottage With Original Features Throughout
- Flexible Layout With Two Receptions & Three Bedrooms
- Over 1000 SQFT Of Accommodation (stms)
- Private Rear Gardens
- Driveway Off Road Parking

The property is in Hopton, a sought after village located approximately 13 miles to the north east of the historic Cathedral town of Bury St Edmunds with excellent educational, recreational and cultural amenities and 8 miles from the popular market town Diss benefiting from a main line station which offers regular direct link to London Liverpool Street.



The village is blessed with an array of local amenities to include village stores, dentist, primary school, hairdressers, garden centre, café, parish church and public house.

#### SETTING THE SCENE

Located within the popular village of Hopton and within the village conservation area, there is a shared access or vehicular and pedestrian right of access from Nethergate Street leading to the cottage itself via a five bar gate. The access is shared with the bungalow beyond with accessed required for a vehicle for the bungalow to their gates also. On the shingled driveway there is space to park a vehicle off road with two entrances to the building from the driveway. Access to the garden can also be found from the driveway.

#### THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a small entrance porch with storage and a door leading into the entrance hall. The hall provides further storage with access to the ground floor bathroom with bath and shower over, w/c and hand wash basin. There is also a door from the hallway into one of the main reception rooms with a dual aspect. From the reception there is a door into the adjoining reception as well as a door into the inner hall with stairs to the first floor and another door leading outside to the side passage. The second reception rooms also offers a dual aspect with a feature fireplace also and opening into the kitchen beyond. The kitchen will require modernisation but offers the space for ample storage cupboards and white goods. The kitchen benefits from another entrance porch from the driveway as well as the useful utility space beyond with further space for white goods and double doors leading out to the garden beyond.

Heading up to the first floor landing there are three ample bedrooms and a bathroom. To the left is a sizeable double room with the addition of a small kitchenette leading off as well as shower room with shower, w/c and hand wash basin. The setup means the top floor would make an ideal rental or annexe. Heading in the other direction there are two further bedrooms with the first one offering a range of built in wardrobes and cupboards with the main bedroom found off this smaller bedroom. The main bedroom is an attractive and bright space with dual aspect and the benefit of a hand wash basin also.

#### FIND US

Postcode : IP22 2RA

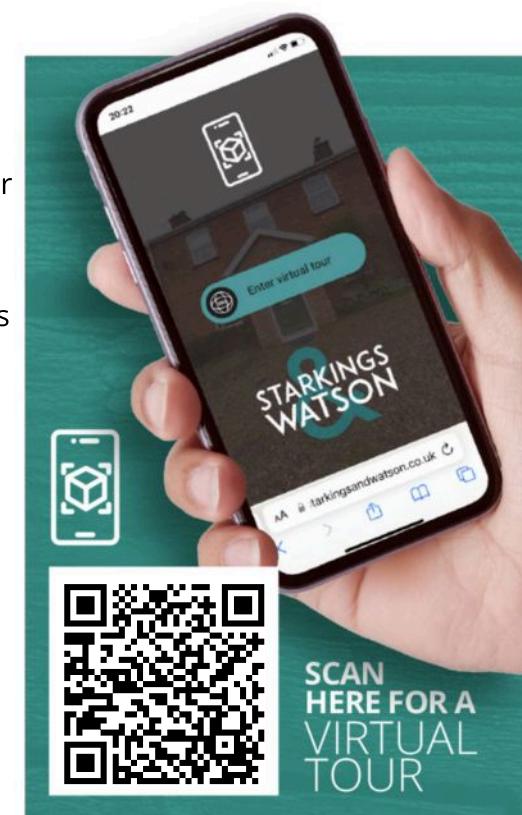
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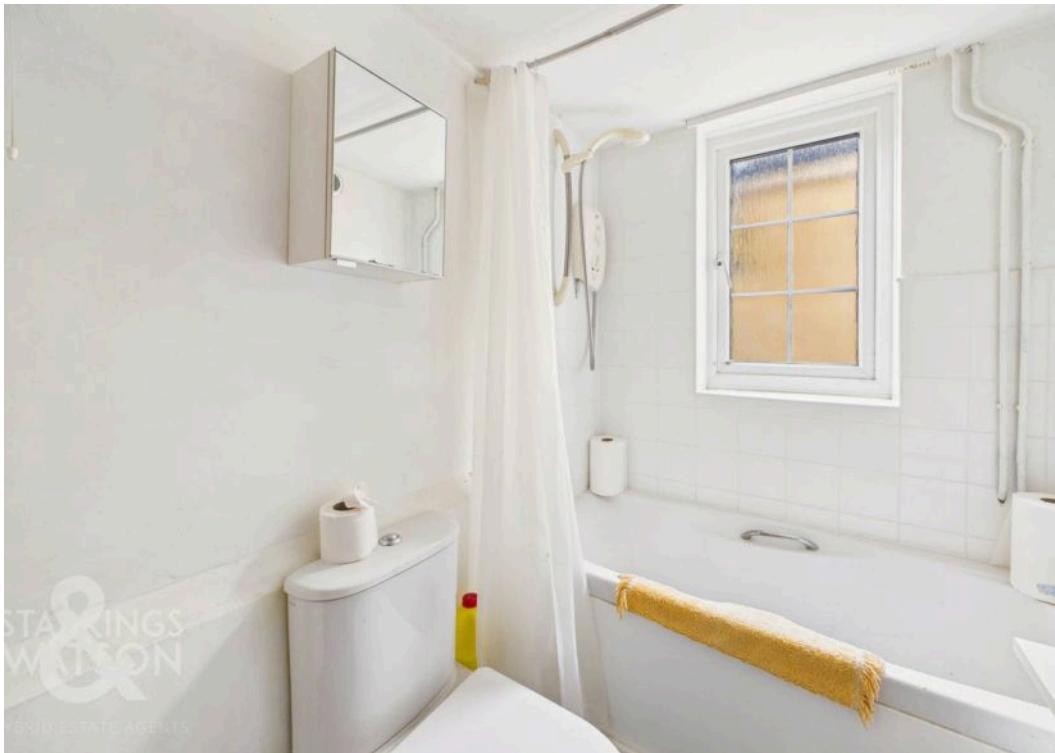
#### VIRTUAL TOUR

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

#### AGENTS NOTES

The cottage is not listed although is attached to the Old Hall which is Grade II Listed. See the 'setting the scene' section for details over the driveway and access. The cottage is a traditional 18th C Timber framed construction with extensions. Mains drainage, water and electricity are connected.

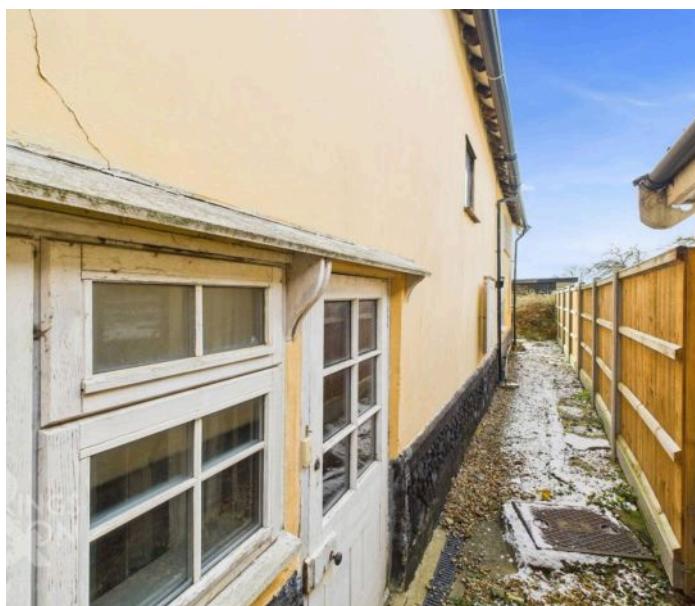


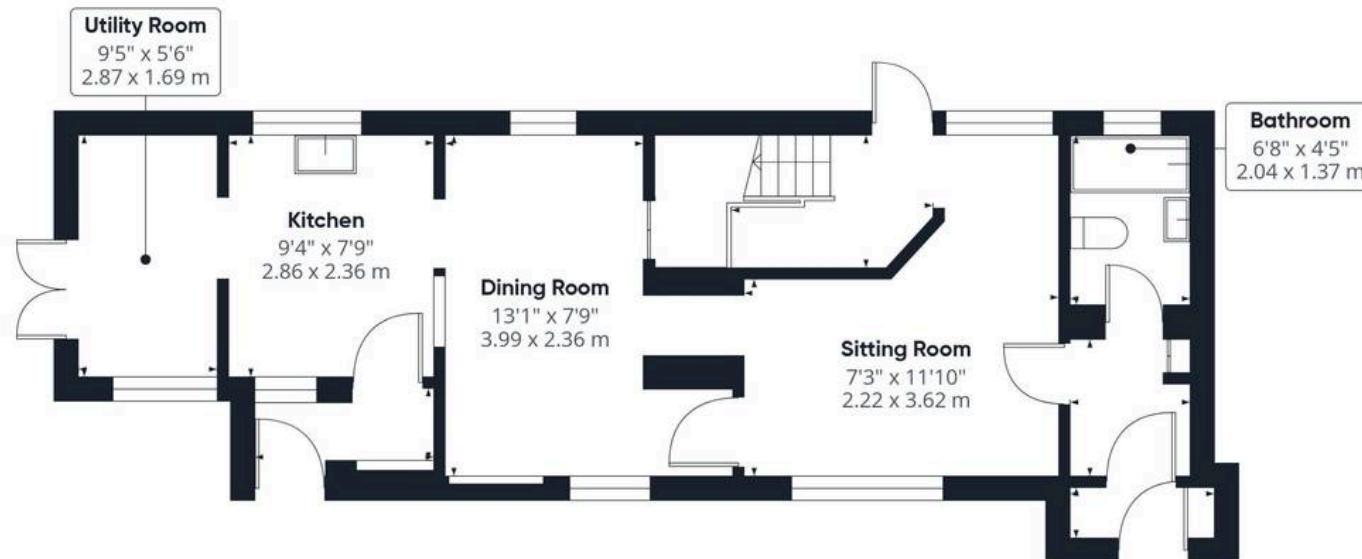




#### THE GREAT OUTDOORS

To the rear, an enclosed garden can be found accessed via the gate from the driveway with hard standing and lawns. There is a side passage from the garden to the other side of the cottage. The cottage is enclosed with timber fencing.





Ground Floor

Approximate total area<sup>(1)</sup>

1033 ft<sup>2</sup>

95.9 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 1



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.