



## Goldbrook, Hoxne, Eye, Suffolk IP21 5AN

- \* A MOST ATTRACTIVE GRADE II LISTED COTTAGE HAVING BEEN SIGNIFICANTLY EXTENDED & MUCH ENHANCED IN RECENT YEARS \*
- \* THE PROPERTY ENJOYS A TRANQUIL POSITION IN THE POPULAR & SOUGHT AFTER VILLAGE OF HOXNE \*
- \* BOASTING THE POTENTIAL FOR DUAL LIVING, SINGLE GARAGE, MODERN & CONTEMPORARY FIXTURES & FITTINGS \*

**£415,000**

Located in the village of Hoxne and enjoying a lovely setting within the beautiful countryside surrounding the Waveney Valley. Hoxne is considered to be one of the prettiest villages along the Waveney Valley and is steeped in history. Goldbrook itself is just a short stroll from amenities and it is believed that this is where King Edmond was found hiding under the bridge in AD 870. Hoxne lies on the North Suffolk border just 5 miles to the south east of Diss and over the years the village has developed a strong local community with the benefit of a primary school, post office/convenience store, public house, church and village hall. A further more extensive range of day to day amenities and facilities can be found in Diss, which also has the benefit of a mainline railway station with regular services connecting to London, Liverpool Street and Norwich.

The property is an attractive Grade II listed semi-detached cottage, believed to date back to the early 16th century in parts and still retaining many period and character features within. Approximately 10 or 15 years ago the cottage was the subject of an extensive refurbishment programme where it was significantly extended and enhanced. At this point the original parts of the cottage were sensitively modernised with the benefit of some re-wiring, re-insulated and overhauled, whilst retaining many of the beautiful period features you would expect to find with a property of this age. Full planning permission was applied for and granted, which included the modern extension to the rear aspect and within the planning consents also for a second floor conversion to provide further increased living space. This was never completed but Velux windows were installed and this now presents an excellent opportunity for any oncoming purchaser to further increase the property's square footage, if required.

Internally the cottage offers versatile/flexible living with the benefit of two staircases leading to first floor level, one providing access to the sleeping accommodation within the original part of the property and the second providing access to the sleeping accommodation within the newer extension. Thus providing possible dual living if required. The single attached garage has a large loft area above, which could perhaps also be converted into further living accommodation, if required and subject to any necessary consents.

The accommodation is currently well laid out with three bedrooms, three bathrooms (two ensuite bathrooms) and two reception rooms within the older part of the cottage, which both enjoy many period features with exposed timbers and beams, an impressive inglenook fireplace, mullion windows and brick weave flooring. The large kitchen/diner is extremely well positioned enjoying views and access onto the rear gardens. A separate utility area/boot room and ground floor cloakroom/wc are also found. The property is heated by oil central heating via radiators, again having been updated 10 or so years ago and has a re-insulated loft.

Externally the property has plenty of off-road parking leading up to the front of the house and single garage, upon a tarmac driveway with an area of lawn to the side and accessed via a five-bar gate. There is good side access leading to the rear gardens, which are of a good size, predominately laid to lawn and enjoying a most pleasant backdrop onto rural woodland. The gardens have been landscaped in previous years and are now well established with a good assortment of herbaceous plants, shrubs, mature trees and hedging, offering a good deal of privacy within.

The selling agent is delighted to have the opportunity of marketing this unique, individual and rare property and would strongly recommend viewing at the earliest opportunity to avoid disappointment.

The accommodation in brief comprises:

\* ENTRANCE HALL \* CLOAKROOM/WC \* KITCHEN/DINER \* UTILITY ROOM \* TWO RECEPTION ROOMS \* THREE BEDROOMS \* THREE BATHROOMS \* SINGLE GARAGE \*

The rooms are as follows:

**ENTRANCE HALL:** (2.26m x 0.93m opening into 1.96m x 2.17m) (7' 4" x 3' opening into 6' 5" x 7' 1") A good size entrance hall with a most pleasing first impression, flooded by plenty of natural light with sky light to the rear aspect. The vaulted ceiling, exposed red brickwork and solid oak flooring gives a good flavour of what is to come. A modern pine brace and batten door gives access through to...

**CLOAKROOM/WC:** (0.89m x 1.87m) (2' 11" x 6' 1") Comprising low level wc and wash hand basin. Exposed original red brickwork. Oak flooring. Window to front.

**REAR LOBBY:** (Accessed from the entrance hall) (1.2m x 2.5m) (3' 11" x 8' 2") Taking one into the original part of the property. Stairs to first floor. Exposed beams and brickwork.

**RECEPTION ROOM ONE:** (4.4m x 5.2m) (14' 5" x 17') Two windows with aspects to front. Original mullion window to rear. The main reception room is of a particularly good size with the most impressive feature being the original inglenook fireplace with bresummer beam over and inset Villager cast iron multi-fuel burning stove upon pamment tiles. The reception room is steeped in history with exposed timbers and beams throughout. Under stairs storage cupboard. Separated area providing access from the front of the property into an entrance hall, which now provides a useful area for further storage. Secondary door giving access through to...

**RECEPTION ROOM TWO:** (3.34m x 4.39m) (10' 11" x 14' 4") Aspect to the front of the property. Exposed timbers, beams and brick weave flooring. Fireplace with open chimney, which could be used if required (currently boarded but containing flue for Aga).

**KITCHEN/DINER:** (6.17m x 4.89m) (20' 2" x 16') (maximum measurements) Benefiting from being positioned at the rear of the property with views and access via French double doors onto the rear gardens. This room is of a particularly good size and creates an excellent area for family living or entertaining. A good range of pine fronted wall and floor unit cupboard space with solid beech worktop. One and a half bowl ceramic Butler style sink. Space and plumbing for automatic washing machine or dishwasher. Integrated appliances. Integral built-in Aga making a most attractive feature. Secondary door giving access through to...

**UTILITY:** Velux window with aspect to rear. Good space for further storage. Plumbing for automatic washing machine and tumble dryer. Original Butler sink to side. Worktop. Vaulted ceilings.

**FIRST FLOOR:**

**LANDING ONE:** Within the newer extension of the property. Benefit of a large Velux window providing plenty of natural light onto the stairs.

**BEDROOM ONE:** (4.83m x 4.55m) (15' 10" x 14' 11") This room could be a particularly spacious master bedroom, currently used as an office/studio area. Aspect to rear. Secondary door giving access through to...

**ENSUITE:** (1.71m x 4.9m) (5' 7" x 16') (access to hot water tank) A double aspect room with views to the front and rear of the property. Matching suite in white comprising of bath, separate shower cubicle, low level wc and wash hand basin. Access to loft area (having been insulated and boarded out with electric connected).

**LANDING TWO:** Within the older part of the property. Sky light above stairs providing plenty of natural light. Giving access through to bedroom two, bedroom three and bathroom.

**BEDROOM TWO:** (4.46m x 2.84m) (14' 7" x 9' 3") Aspect to front. A good size double bedroom with many period features including original exposed timber flooring.

**BEDROOM THREE:** (3.28m extending to 4.95m x 4.41m) (10' 9" extending to 16' 2" x 14' 5") Aspect to front and side. Another good size double bedroom with the benefit of an original exposed fireplace. Built-in storage cupboard. Secondary door through to...

**ENSUITE:** (1.14m x 2.31m) (3' 8" x 7' 6") Comprising of shower cubicle, low level wc and wash hand basin. Sky light to rear.

**BATHROOM:** (3.12m x 2.29m) (10' 2" x 7' 6") A modern suite in white comprising of bath, separate shower cubicle, low level wc and hand wash basin. Aspect to front.

**GARAGE:** (5.76m x 2.80m) (18' 10" x 9' 2") Double doors to the front. Single door to the rear. With the benefit of a large storage area at first floor level within the vaulted ceiling. Housing the water softener, central heating boiler, cold water cylinder and flygt drainage pump control panel.

**VIEWING:** Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at the Diss office on 01379 640808. **OUR REF:** 6762

**DIRECTIONS:** From our Diss office proceed to the top of the hill and turn left onto Denmark Street. On reaching the roundabout at the bottom of Denmark Street take the first exit left onto Park Road (A1066). Continue along this road and out of Diss until reaching the roundabout at the A140. Take the third exit right at the roundabout and proceed south along the A140 dual carriageway for a short distance. On reaching the next roundabout proceed straight over and continue south along the A140. After a short distance take the turning left onto the B1118 signposted Oakley. Proceed along this road, through the village of Oakley and continue until reaching Hoxne. Proceed through the village continuing on Low Street and take the first available turning left onto Goldbrook/Abbey Hill. Proceed for a short distance, where the property will be located on the left hand side, set back from the road.

**Visit our website: [www.whittleyparish.com](http://www.whittleyparish.com)**





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# Floorplan for Goldbrook, Hoxne



Total area: approx. 201.8 sq. metres (2171.8 sq. feet)  
Not to scale - for identification purposes only  
Plans produced using The Mobile Agent