



**Waveney House,
The Street,
Redgrave,
Diss,
Norfolk, IP22 1RY
Guide £459,950**

ROBINSON'S PORTFOLIO
THE PREMIER PROPERTY AGENTS

Waveney House, The Street, Redgrave, Diss, Norfolk, IP22 1RY

A substantial traditional period village property offering tremendously flexible accommodation with countryside views. An opportunity for use as dual generation occupation / part letting and holiday lettings- all with the potential to create an income (subject to necessary consents). Conversely the property can be enjoyed as a substantial family house having many noteworthy features and a most comfortable feel. The well presented accommodation offers a traditional farmhouse style kitchen / dining room, appealing sitting room, snug, study and garden room. Contemporary detached annexe and outbuilding for storage. Oil fired central heating, double glazing, period architectural features and wood burning stoves. Delightful and interesting private gardens with super views.

Redgrave is a charming picturesque village within 25 minutes drive from Bury St Edmunds and 6 miles from the market town of Diss. Village life in Redgrave is about as good as it gets with open countryside walks on the doorstep and typical village facilities. There is a village public house, shop, fine church and playing fields. Primary schooling and more facilities including: health centre, supermarket, newsagent and a further public house are in near-by Botesdale.

Diss is six miles away and has an excellent rail link to Liverpool Street- a preferred option by commuters. For more information, please visit: <http://redgrave.onesuffolk.net/>

THE ACCOMMODATION IN FULL COMPRISES:

Replacement entrance door with fanlight to;

RECEPTION HALL: 10' 9" x 6' 3" (3.2m x 1.9m). Exposed ceiling joists complimented by the pamment tiled floor and redbrick chimney breast. Radiator, coat hooks, full height storage cupboard. Door to;

CLOAKROOM: Comprising WC, hand basin, tiled floor, and extractor fan.

Opening from the hallway to;

SNUG: 10' 7" x 10' 10" (3.2m x 3.3m). The focal point of which is the 'Morso' multi-fuel stove within a red brick chimneybreast upon a brick hearth. Brick floor, exposed ceiling joists, wall light points, radiator. Doorways to rear reception room and;

LIVE-IN FARMHOUSE STYLE KITCHEN DINING ROOM: L shaped. 23' 6" x 11' 4" (7.1m x 3.4m) with a painted range of kitchen units comprising base cupboards with butler sink having a hardwood grooved drainer, centre mixer tap and return tiling. 'Falcon' range style cooker with two ovens, grill and pan drawer, five halogen hobs above, recessed within a brick surround and oak bressummer. Space for freestanding furniture and large dining table. Exposed ceiling joists, oak floor. Radiator, garden views and access. Recessed down lighting.

OPEN-PLAN TO: 15' 10" x 8' 6" (4.8m x 2.5m). Further base units comprising cupboards and drawers, ample oak worksurface with return tiling, continuation of oak flooring, recessed down lighting. Space for dresser, space and plumbing for washing machine.

WALK-IN PANTRY: 6' 4" x 6' 6" (1.9m x 1.9m). Matching base cupboards, further work surface, three tier shelving, space for upright fridge freezer, pamment floor, and under-stairs cupboard.

STUDY: 11' 4" x 7' 1" (3.4m x 2.1m) excluding large recess. Brick floor, radiator, ideal study or playroom.

REAR LOBBY: With access to the rear garden, coat hooks, radiator, and quarry tiled floor.

SITTING ROOM: 14' 11" x 13' 7" (4.5m x 4.1m). Multi-fuel stove within a red brick fireplace standing upon a pamment hearth with exposed bressumer. Pamment floor, radiator. Secondary front door, wall and ceiling light points. Useful recesses ideal for the TV etc. A comfortable and well-proportioned room.

PORCH: Replacement entrance door with fanlight.

GARDEN ROOM: 19' 4" x 10' 5" (5.9m x 3.1m). A flexible room with garden and farmland views, French windows to the rear and further side door. Radiator, wall light points and down lighting.

REAR RECEPTION ROOM (FORMER KITCHEN): 18' 2" x 8' 3" (5.5m x 2.5m). Stairs to the first floor secondary landing, door to the side garden and door to the utility room. Exposed ceiling joists. Brick floor, window to the rear. *Could easily form a kitchen breakfast room, if added with the reception hall, snug and corresponding bedrooms and bathroom, then it could provide holiday let / dual occupational use.*

UTILITY / BOILER ROOM: 15' 8" x 5' 8" (4.7m x 1.7m). Space and plumbing for washing machine, dryer, freezer etc. Floor mounted oil fired central heating boiler with pressuring vessel. Quarry tiled floor, door to the rear courtyard and garden. Door to coal / log store which is replenished externally.

The main staircase rises from the sitting room, leading to the;

LANDING: Loft access.

BEDROOM 1: 13' 5" x 13' 11" (4.1m x 4.2m). Two fireside full height cupboards, Victorian chimneypiece with fine timber surround. Radiator. Door to;

DRESSING ROOM / NURSERY: 15' 4" x 9' 4" (4.6m x 2.8m). Wall light points, radiator. (Could easily form an en-suite and dressing room).

BEDROOM 2: 14' x 12' 7" (4.2m x 3.8m). A most appealing bedroom. Radiator, door to bedroom 5 although it is separately accessed.

BEDROOM 3: 14' 3" x 9' 4" (4.3m x 2.8m). Garden views, wall light points, radiator.

BEDROOM 4: 9' 11" x 7' 7" (3m x 2.3m). Radiator.

BATHROOM: 9' 2" x 8' 5" (2.8m x 2.5m). A white suite comprising panelled bath with mixer tap and shower attachment, pedestal hand basin, WC, tiled shower enclosure, heated towel rail, radiator, tiled floor, three tier towel shelves.

BEDROOM 5: 12' 4" x 10' 9" (3.7m x 3.2m). Rising red brick chimney stack, radiator, wall light points. Door to the secondary landing.

LANDING: 12' 2" x 7' 5" (3.7m x 2.2m). Staircase down to the rear reception room, radiator, walk-in airing cupboard housing the pre-lagged cylinder tank.

BATHROOM: 10' 10" x 8' 4" (3.3m x 2.5m). A white suite of panelled bath, pedestal hand basin, WC, storage cupboards and large full height cupboard which occupies the space where a shower enclosure could be installed. Wall tiling, radiator, extractor fan.

DETACHED BRICK 'COTTAGE' APTLY NAMED 'WAVENEY COTTAGE'.

Of brick elevations with a gable pan tiled roof, with its own outside seating area and, if needed, gated access.

Front door with outside courtesy light.

KITCHEN: 8' 4" x 7' 10" (2.5m x 2.4m). Compact and functional with base cupboards / drawers, stainless steel sink and drainer with centre mixer tap, space for cooker and refrigerator. Matching wall cupboard. Finished with a quarry tiled floor. Partly vaulted ceiling. Down lighting, wall tiling, night storage heater. Open farmland views to the rear. Doorway to;

INNER HALL: Night storage heater, wall light points. Door to;

BATHROOM: 9' 4" x 4' 4" (2.8m x 1.3m). A white suite of WC, pedestal hand basin, walk-in shower area with glazed screen, tiled walls and floor. Extractor fan, fan heater, shaver light / socket.

BEDROOM / SITTING ROOM: 13' 10" x 8' 4" (4.2m x 2.5m). Super farmland views, built-in wardrobe / airing cupboard, quarry tiled floor, night storage heater, wall light points, partly vaulted ceiling.

OUTSIDE: Brick and tiled outbuilding with a pan tiled roof, used as storage sheds, particularly useful.

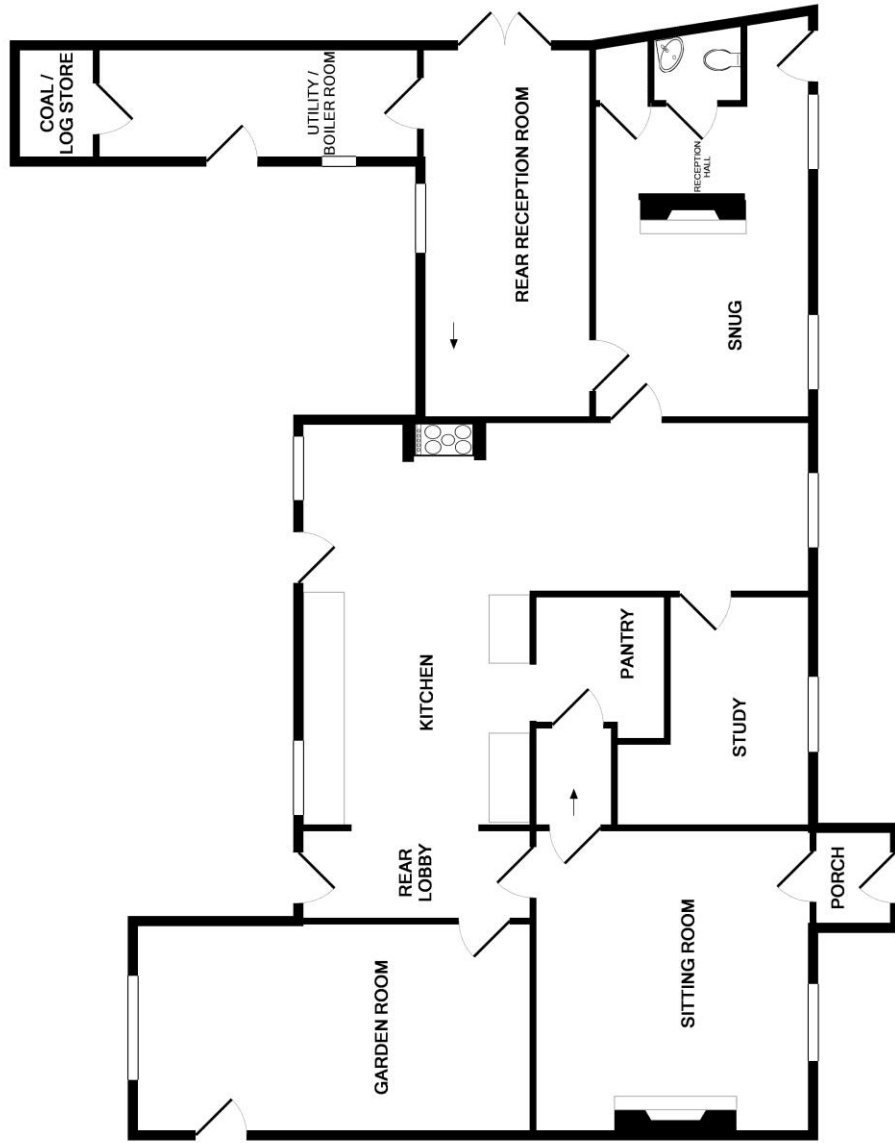
Gated extensive parking area laid with gravel, parking for 8 to 9 cars. Space for the erection of a cart-lodge if required. To the rear of the property is an enclosed garden, laid to lawn with stocked borders and sitting areas. Extensive side garden, laid to lawn with established trees and shrubs, enjoying farmland views and providing siting for two timber sheds, seating areas and particularly private and sunny.

DIRECTIONS: Upon entering Redgrave from The A143 follow the road through the village until reaching the bottom of the hill, Waveney House is on the right before the right-hand-bend.

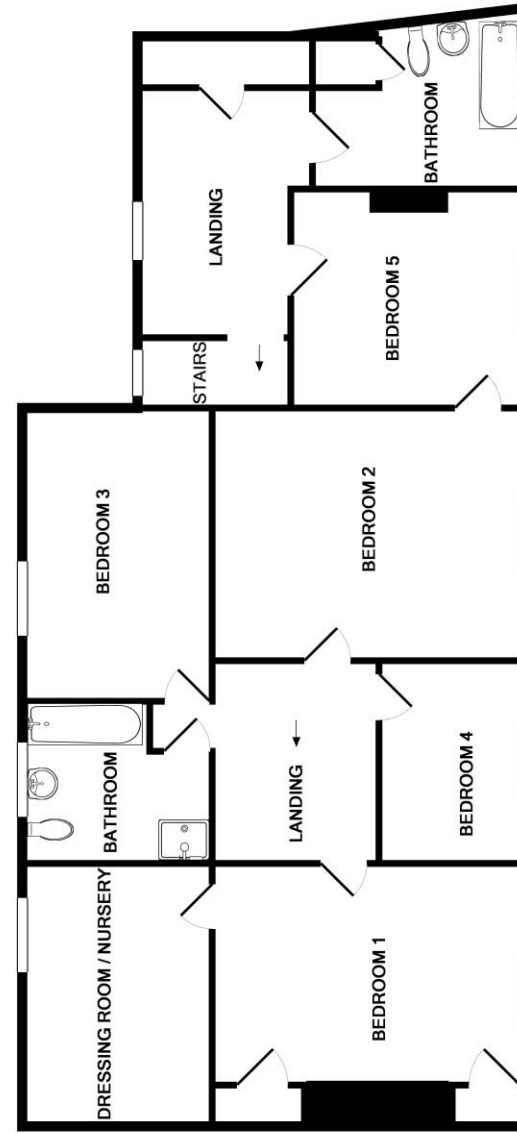
At a glance...

Address:	Waveney House, The Street, Redgrave, Diss, Norfolk
Postcode:	IP22 1RY
Tenure:	Freehold
Bedrooms:	5
Square footage:	270m ² = 2906ft ²
Drainage:	Mains (understood to be)
Viewing arrangements:	By appointment, telephone (01284) 769694, or Clive Robinson direct on 07796 271716.
Further questions:	Telephone (01284) 769694
Heating:	Oil fired serving radiators
Windows:	Replacement double glazed
Special comments:	Extremely flexible, well-proportioned family house.
Current Council Tax:	Band E
Date on market:	13 th October 2016
Local Authority:	Mid Suffolk
EPC	E (40)

Waveney House



GROUND FLOOR

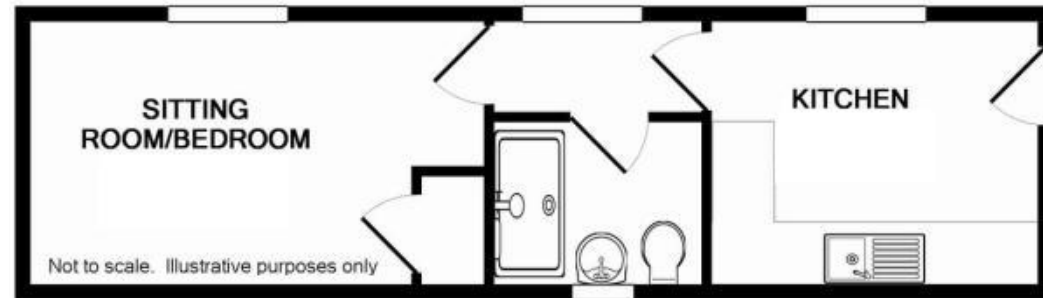


1ST FLOOR

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

Waveney Cottage



Waveney Cottage



Please Note: i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide angle lens. Contents, Fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

Waveney House



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