



Woodstock Barn
Chapel Lane
Botesdale
Suffolk
IP22 1DT

Guide Price £600,000

No Onward Chain





A fine timbered and beautifully presented barn with a wealth of character and enjoying a quiet location within this sought after village. Set in 0.3ac with an option to rent a further 1.95ac.

5 bedrooms, 3 receptions, 2 bath/shower. Double garage and large workshop with annexe potential.

Location

Botesdale is a sought after village for all ages, being well served with a small number of shops, restaurants, a small Co-op supermarket, doctors and dentist surgeries and public houses. The surrounding countryside is undulating and excellent for walking and cycling enthusiasts. Some 4 miles or so away lies the bustling market town of Diss with a wide range of shops including three national brand supermarkets, leisure and sporting facilities, schools and mainline railway station with a journey to London Liverpool Street taking around 90 minutes. The historic town of Bury St Edmunds lies some 20 miles to the west and the cathedral and cultural centre of Norwich some 30 miles to the north. Stansted and Norwich airports are each just over an hour away.

The Property

Woodstock Barn was sensitively converted and finished to a high specification in the 1980s to provide spacious, well appointed accommodation over two floors. The front door opens into a part vaulted





hallway which sets the scene and gives access to the principal rooms. The kitchen, a lovely homely room, ideal for sociable gatherings. All appliances are included in the sale including the range cooker with Calor gas hob and electric ovens. The Rayburn stove provides additional cooking facilities and also heats the hot water and radiators. Leading off is a study/snug which could equally serve as a separate dining room if required. The sitting room is most impressive, featuring an inglenook style fireplace, into which is fitted a Villager woodburning stove and the room is well lit with French doors opening out onto the terrace. Open studwork to the end wall partly divides the room providing for a further sitting room/study area. Solid wood flooring and quality fixtures and fittings feature throughout with most bedrooms having fitted carpets. One of the bedrooms has been thoughtfully converted into a stylish dressing room with tall fitted wardrobes to one wall.

It should be noted that the first floor accommodation has been arranged between the tie beams and as result the landing incorporates low beams and some doorways are particularly low. However, the generously sized bedrooms more than compensate for this.

Outside

The property is approached from Chapel Lane via a set of wooden gates. A gravelled parking area can accommodate four vehicles in front of the double garage. A gate to the left side opens onto a path which leads to the front door. A further gate to the right of the garage leads into the rear gardens which are laid partly to lawn with a large paved terrace area immediately to the rear of the barn. All boundaries are child/animal safe and are well screened, ensuring that the gardens are entirely private. A gate to the south boundary gives access to the 1.95ac of paddocks which are currently rented from the owner at a

cost of £1,000.00 p.a. Additionally, the vendors rent a car park to the north boundary at a cost of £500.00 p.a. which provides further parking as and when required, both for themselves and the residents of Oswald Mews, for a nominal annual fee. Abutting the barn to the west end are a couple of studios which serve well as workshops but offer up scope for conversion into an annexe (the vendors obtained planning permission for such a conversion but did not proceed). Overall, a superb home which offers flexible living spaces. It offers plenty of scope for families or couples looking to downsize on acreage but not necessarily on accommodation.

Services

Mains water and electricity are connected to the property. Private drainage. Water softener. Oil fired boiler in Rayburn for hot water and radiators. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions

From Diss head towards Bury St Edmunds on the A143 and continue through the village of Wortham. Take the first right hand turn signposted Botesdale and Redgrave and following this road, turning left on a sharp right hand bend and proceed into the village. Take the second left hand turn into Mill Road. Turn left into Chapel Lane and Woodstock Barn will be found immediately on the right hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: I7077/REY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	70

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Total area: approx. 349.1 sq. metres (3757.7 sq. feet)

In accordance with the latest Money Laundering Regulations we are now required to obtain proof of identity and address from prospective purchasers before solicitors can be instructed.



Residential Property

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