



Linden House, The Street  
Coney Weston, IP31 IHG

twgaze



GUIDE PRICE: £925,000



- Impressive detached residence
- 'Original meets modern' design
- Vaulted Living Room
- Large Farmhouse style kitchen
- Bright, neutral feel throughout
- Around 0.6 ac grounds

### Location

Coney Weston is a leafy village found in the triangle between Thetford, Bury St Edmund's and Diss. Whilst small, the village still has a great sense of local community with various events taking place. The neighbouring village of Barningham is just a few miles away and has local convenience store/Post Office and public house.

### The property

With the main part of this attractive and extended property thought to date back to around 1912, Linden House is a wonderful, bright sanctuary to enjoy and be proud to call home. The house is tastefully decorated from top to bottom, with several comfortable reception rooms, all of which holding a warm feel. There's also plenty of other ground floor space on offer, such as the spacious farmhouse style kitchen/diner, with its double oven, preparation island and ample counter space which encourages cooking and socialising to come together in one place.

Original meets modern design at the other end of the house, with the fantastic vaulted and glazed living room and views across the garden. The warming wood burning stove is a great feature and effortlessly ensures this a relaxing place that you crave to enjoy the frosty mornings and warm summer evenings in.

Upstairs, the fine attention to detail and neutral decor continues, with doors leading off to all bedrooms and main bathroom suite. As can be seen on the floorplan, the main 'boutique' style bedroom with impressive vaulted ceiling, walk-in wardrobes and opening to a beautiful en-suite bathroom with roll top bath is a real 'show-stopper' and centrepiece room within this gorgeous home.



## Outside

As with inside, the gardens here are beautifully maintained with a lovely level of maturity in terms of style. The front driveway ensures ample parking for numerous vehicles which also extends down the side of the house where gates open to the large, timber garage/workshop (measurement).

There are a useful range of original brick-built outbuildings, including a wood store, useful gardeners WC, and independently heated games room (measurement) also accessed from the patio. The gardens are laid to lawn with various array of planting and shrubbery, Victorian style greenhouse and designated raised vegetable garden, for those with green fingers; finally, two wooden store sheds provide garden storage support.

An additional parcel of ground, fence separated from the main garden is a perfect place for animals, chickens or even a small pony or two. In total, the grounds at Linden House extend to 0.6 acre.

## Services

Mains electric, water and drainage are connected. Oil fired central heating system.

## How to get there:

What3words: [///edits.covenants.bravery](https://www.what3words.com/edit/covenants.bravery)

Council tax band: E

## Viewings

By appointment with TW Gaze.

Ref: 2/19814



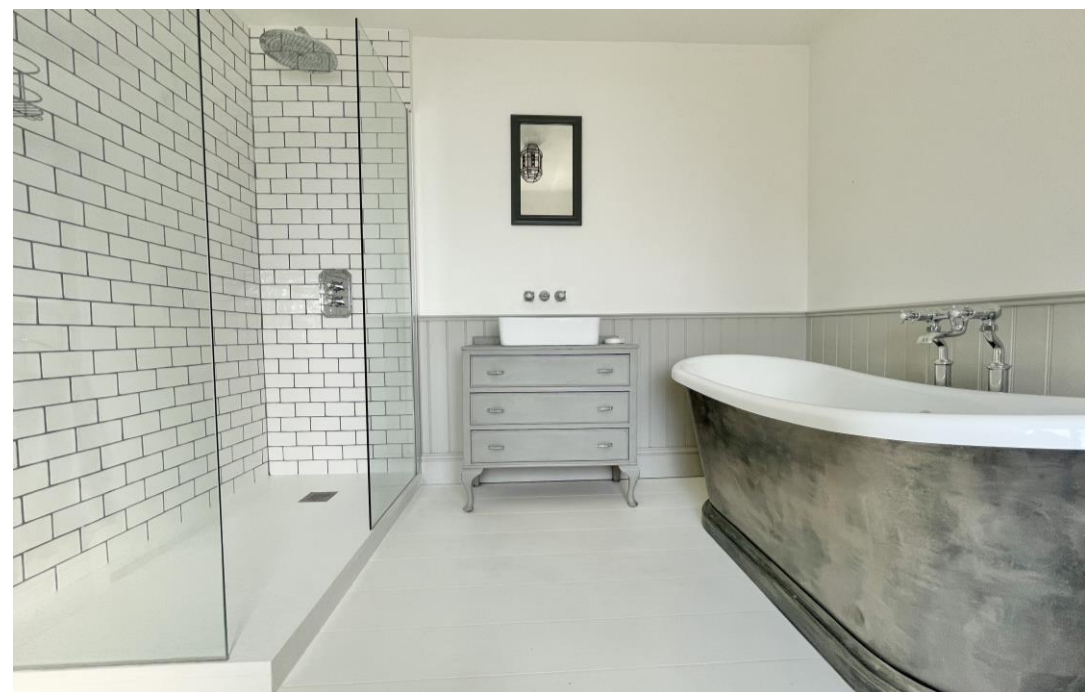


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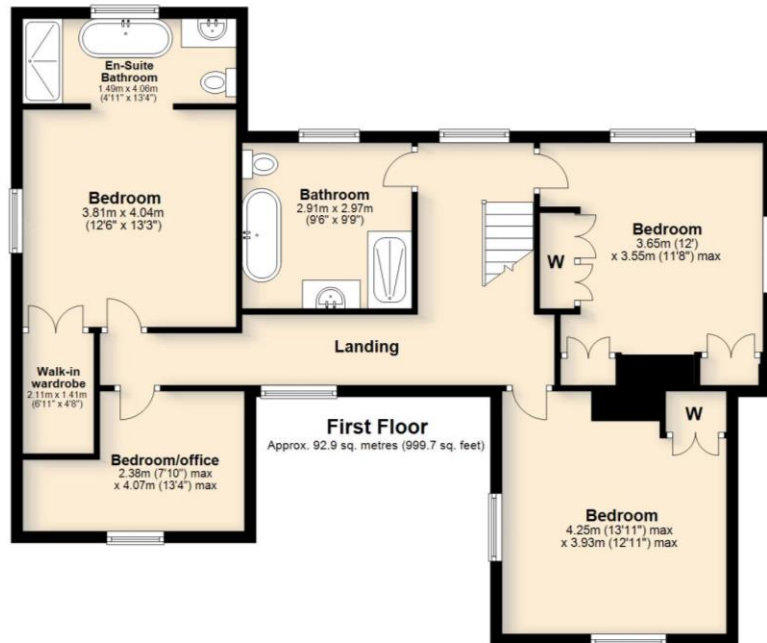
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Total area: approx. 217.4 sq. metres (2340.6 sq. feet)



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