



## Redgrave Road, Magpie Green, Wortham, IP22 1RG

**Guide Price £500,000 - £550,000**

Having been the subject of an extensive refurbishment programme and of an extremely high specification, this exceptional Grade II listed cottage is superbly located in an idyllic rural but yet not isolated position. Benefitting from separate Annexe accommodation (ideal for dual living), 0.25 acre plot (sts) and an expanse of off-road parking.

- Separate Annexe accommodation
- Immense character & charm
- Rural position
- Spacious plot
- Significantly refurbished
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.





## Property Description

### Situation

Located within Magpie Green being a most pleasant rural, but not isolated location on the north Suffolk border surrounded by beautiful countryside close to the Waveney Valley. Magpie Green lies in close proximity to the neighbouring villages of Wortham and Redgrave, whilst enjoying a peaceful rural position, the property is most convenient for a wider array of facilities found in the historic market town of Diss, lying under four miles away to the east. The town provides an extensive range of day to day amenities with the benefit of the mainline railway station with regular services connecting to London Liverpool Street and Norwich. Bury St Edmunds lies around 15 miles to the south west, with Ipswich being 25 miles to the south and Norwich is only 30 miles to the north, both via the A140.

### Description

The property comprises a detached three bedroom part thatched cottage dating back to the early 1600's in parts which is now Grade II Listed. With a property of this age and as one would expect to find there is a wealth of period features within, offering an abundance of charm and character. The agents are pleased to have sold the property to the current vendors and have seen the significant refurbishment programme undertaken on the property with great care to attention and detail, not only significantly increasing the property's square footage but too retaining many original period features, whilst also installing a high specification of fixtures and fittings throughout. Heated by way of an air source heat pump. All of the windows are replaced double glazed wood casement windows in keeping with the rest of the property. During the refurbishment the property was completely rewired and re-thatched (in Suffolk straw). Many of the materials have been

sourced locally (where possible). Importantly in agreement to all of the necessary consents imposed for a Grade II Listed property, the final sign off by building control was after works were completed in September 2011.

### Externally

The property is well positioned within its plot (approximately 0.25 acre sts) and provides extensive parking to the front upon a shingled driveway leading up to the cottage and adjacent Annexe. The cottagey gardens have been thoughtfully landscaped and planted and are now well established with a good variety of mature hedging, trees, interspersed with herbaceous plants and shrubs, providing plenty of charm and colour offering a good deal of privacy within.

The rooms are as follows:

**ENTRANCE HALL:** 11' 0" x 6' 0" narrowing to 4' 3" (3.36m x 1.85m narrowing to 1.31m) A most pleasing first impression via a solid hardwood stable door to side aspect. Providing access to the reception room, kitchen and bathroom. Storage cupboard to the side housing the underfloor heating controls with storage above. Window to side.

**KITCHEN/BREAKFAST ROOM:** 12' 1" x 14' 10" (3.69m x 4.53m) Being a bright and spacious double aspect room with views and access over the rear gardens (French doors to rear). The kitchen is a most impressive room with particular attention drawn to the vaulted ceilings (being 3.74m in height). The kitchen has been fitted to a high specification with walnut wood worktops and providing an extensive range of wall and floor units. Large floating island with storage, integrated appliances including five ring gas hob, tiled flooring and Shaws double Butler sink. Access to the part boarded, fully insulated loft space above with power/light connected. Secondary door giving access through to utility room.

**UTILITY ROOM:** 8' 7" x 8' 5" (2.62m x 2.57m) (including built-in airing cupboard). Also offers a good range of wall and floor units with solid oak worktop and inset Butler sink. Space and plumbing for automatic washing machine and tumble dryer. Secondary door giving access through to the wc.

**WC:** 3' 1" x 2' 8" (0.96m x 0.82m) Comprising of low level wc. Tiled flooring. Brace and batten door to front.

**BATHROOM/WET ROOM:** 14' 1" x 7' 1" narrowing to 5' 5" (4.31m x 2.17m narrowing to 1.66m) The bathroom has been fitted to an extremely high specification and is of a particularly good size with frosted window to side. The bathroom comprises of a large walk in shower with power shower, a luxury spa bath, low level wc, hand wash basin and heated towel rail. Fully tiled for ease of maintenance.

**RECEPTION ROOM ONE:** 13' 2" x 15' 2" (4.03m x 4.63m) Aspect to front. Solid oak door to front. Now within the oldest part of the property there is a wealth of exposed timbers and beams. The main focal point of the room is the large inglenook fireplace with massive bressumer beam over, exposed red brickwork and inset cast iron multi fuel stove, with lined chimney above. Tiled flooring. Open studwork and access to reception room two.

**RECEPTION ROOM TWO:** 13' 2" x 8' 7" (4.03m x 2.63m) Having many exposed timbers and beams with window to front allowing plenty of natural light through.

**BEDROOM THREE:** 10' 11" x 8' 2" extending to 9' 11" (3.34m x 2.49m extending to 3.04m) A bright and spacious double aspect room being of a good size and currently used as a third bedroom, however lends itself for a number of different uses.

**FIRST FLOOR LEVEL: BEDROOM ONE:** 12' 7" x 13' 6" (3.86m x 4.14m) A most impressive master bedroom with vaulted ceilings extending to 3.10m in height and having many exposed timbers and beams. Window to front

enjoying views over The Green and beyond. A good size master bedroom. Access via oak brace and batten door through to bedroom two.

**BEDROOM TWO:** 12' 7" x 8' 3" (3.86m x 2.53m) (measurements including large array of built-in storage cupboard space into eaves). Aspect to side.

**SUMMER HOUSE:** 8' 8" x 6' 9" (2.65m x 2.08m) Included within the sale and being of timber construction being fully insulated to the floors, walls and ceiling and fully plastered walls and ceiling with electric connected.

Previously used as a work from home office.

**STORAGE SHED:** 8' 0" x 4' 0" (2.44m x 1.22m) Of metal construction also included within the sale.

**ANNEXE: RECEPTION ROOM:** 12' 8" x 13' 4" (3.87m x 4.07m) A spacious triple aspect room, with stable door to front, French doors to rear, windows to side and access to the kitchen....

**KITCHEN:** 5' 4" x 12' 7" (1.63m x 3.86m) Window to rear, offering wall and floor mounted units, roll top work surfaces and space for integrated appliances.

**BEDROOM:** 9' 2" x 12' 4" (2.81m x 3.76m) Window to the side aspect, a spacious double bedroom, with en-suite to side..

**EN-SUITE:** 3' 9" x 7' 10" (1.16m x 2.40m) Frosted window to side, comprising a tiled shower, low level wc, hand wash basin and heated towel rail.

**OUR REF:** 6780





## Viewing Arrangements

Strictly by appointment

## Contact Details

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Diss

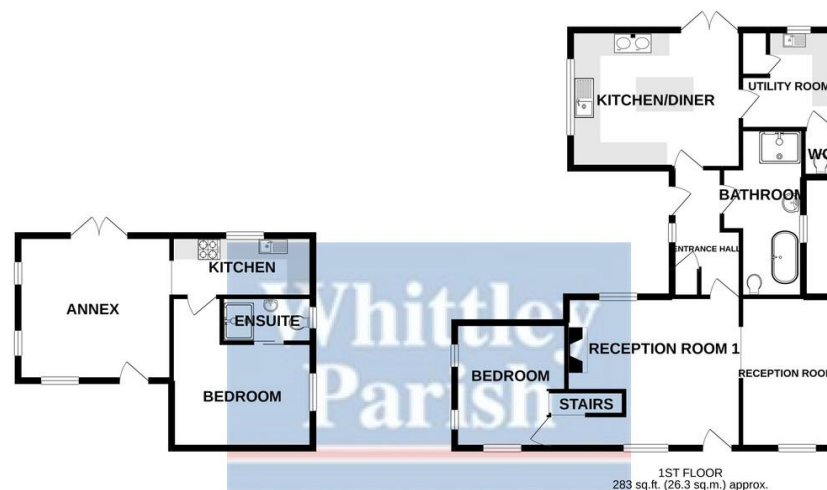
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GROUND FLOOR  
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other levels 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.  
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