



Bury Road, Hepworth - IP22 2PY

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS

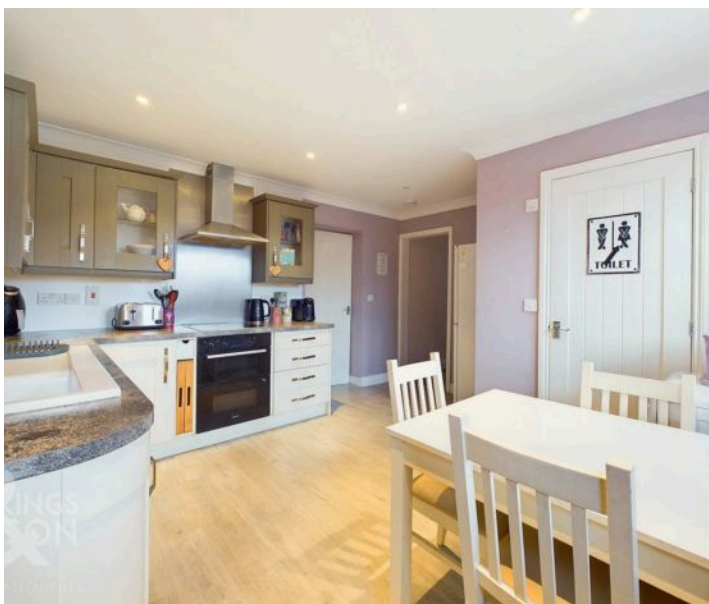




## Bury Road

Hepworth, Diss

NO CHAIN! This former public house has been SYMPATHETICALLY RENOVATED by the current owner and offers WELL PRESENTED and GENEROUS ACCOMMODATION extending to approximately 1000 Sq. ft (stms). The property benefits from recent renovations including a new kitchen and blends original character features with modern touches. Nestled in a Semi-Rural location, with easy access of both DISS and BURY this exceptional FOUR BEDROOMED TERRACE BUNGALOW presents a unique opportunity for discerning buyers. The accommodation is FLEXIBLE and thoughtfully designed over two floors to accommodate modern living. The property features four well-proportioned bedrooms, as well as an OPEN PLAN MAIN RECEPTION with a vaulted ceiling, creating a sense of space and airiness. The recently refitted kitchen/dining room is perfect for culinary enthusiasts and gatherings alike. Outside, the LANDSCAPED COURTYARD GARDENS provide a tranquil retreat, ideal for alfresco dining and entertaining. Added conveniences include allocated off-road parking to the front with plenty of visitor parking as well.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Onward Chain!
- Former Public House Conversion
- Flexible Accommodation Over 1000 SQFT (stms)
- Four Bedrooms Over Two Floors
- Open Plan Main Reception With Vaulted Ceiling
- Refitted Kitchen/Dining Room
- Landscaped Courtyard Gardens
- Allocated Off Road Parking

Hepworth is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but with good access to amenities. The nearby villages of Botesdale and Rickingham offer good local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 leading to the Midlands and motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling to all levels, sporting and recreational facilities including rugby, cricket and football clubs along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

#### SETTING THE SCENE

Approached via the shared approach from the Bury Road there is a large frontage providing access to all four cottages as well as plenty of visitor parking. To the front of Bethany Cottage there is off road parking for two vehicles and access to the main front door into the porch entrance.



## THE GRAND TOUR

Entering the bungalow you will find a useful entrance porch leading into the main reception space with vaulted ceiling and exposed timber beams. From the main reception you will find access to a double bedroom to the front as well as access to the kitchen/dining room to the rear. The kitchen has been re-fitted with a modern range of wall and base units with solid worktops over. There is an integrated electric oven/grill and hob as well as space for fridge/freezer and washing machine as well as space for the dining table. The kitchen offers a back door to the garden as well as access to a w/c, housing the boiler and water tank. From the kitchen there is an inner hallway leading to two further ground floor bedrooms and a family bathroom which has been fully tiled with a separate bath and shower. There is also a staircase leading up to the first floor bedroom located in the eaves.

## FIND US

Postcode : IP22 2PY

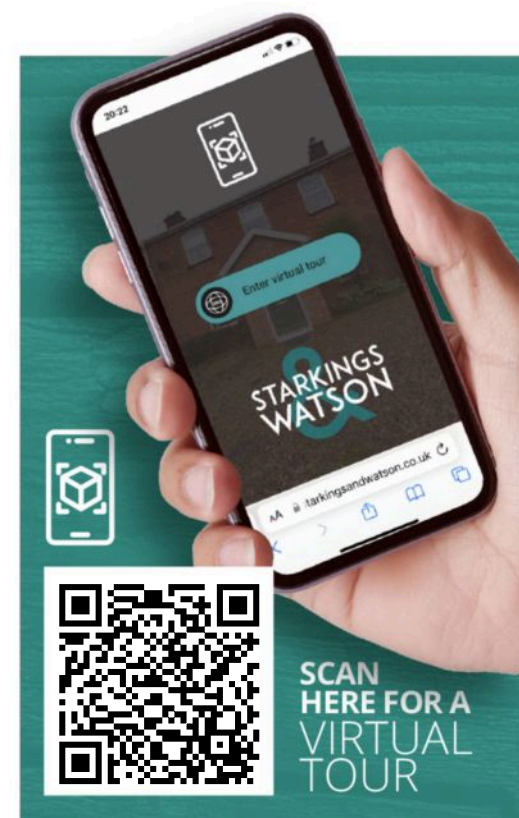
What3Words : ///voted.disco.splint

## VIRTUAL TOUR

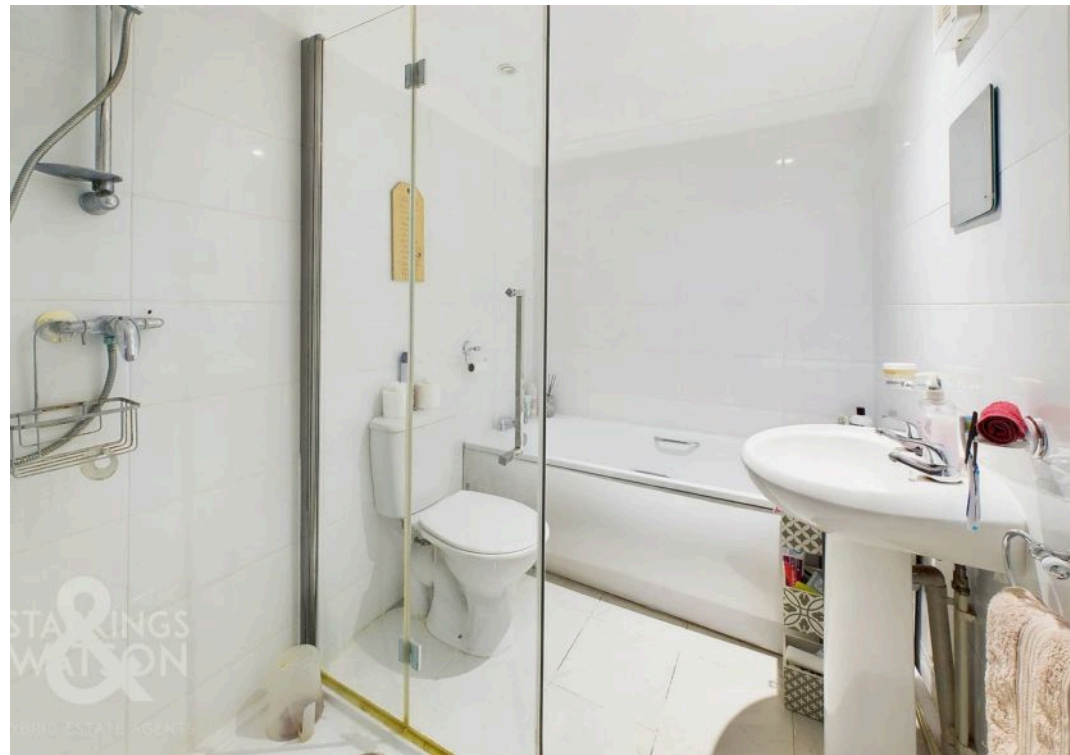
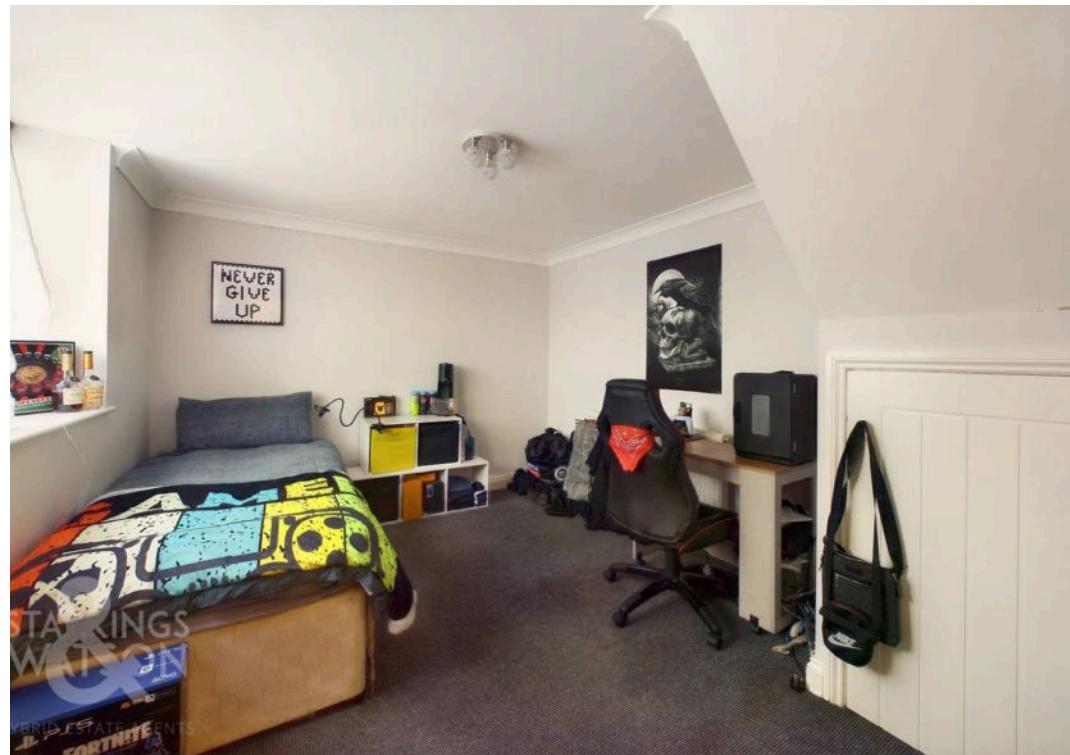
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Buyers are advised there is a newly installed shared sewerage treatment plant for the four cottages in the row, with a shared cost element for maintenance and emptying. Buyers are advised that the large hard standing area to the front (former car park for the pub) has an active planning application for a residential dwelling. The property would make an ideal buy to let investment, with the possibility of a good rental income.







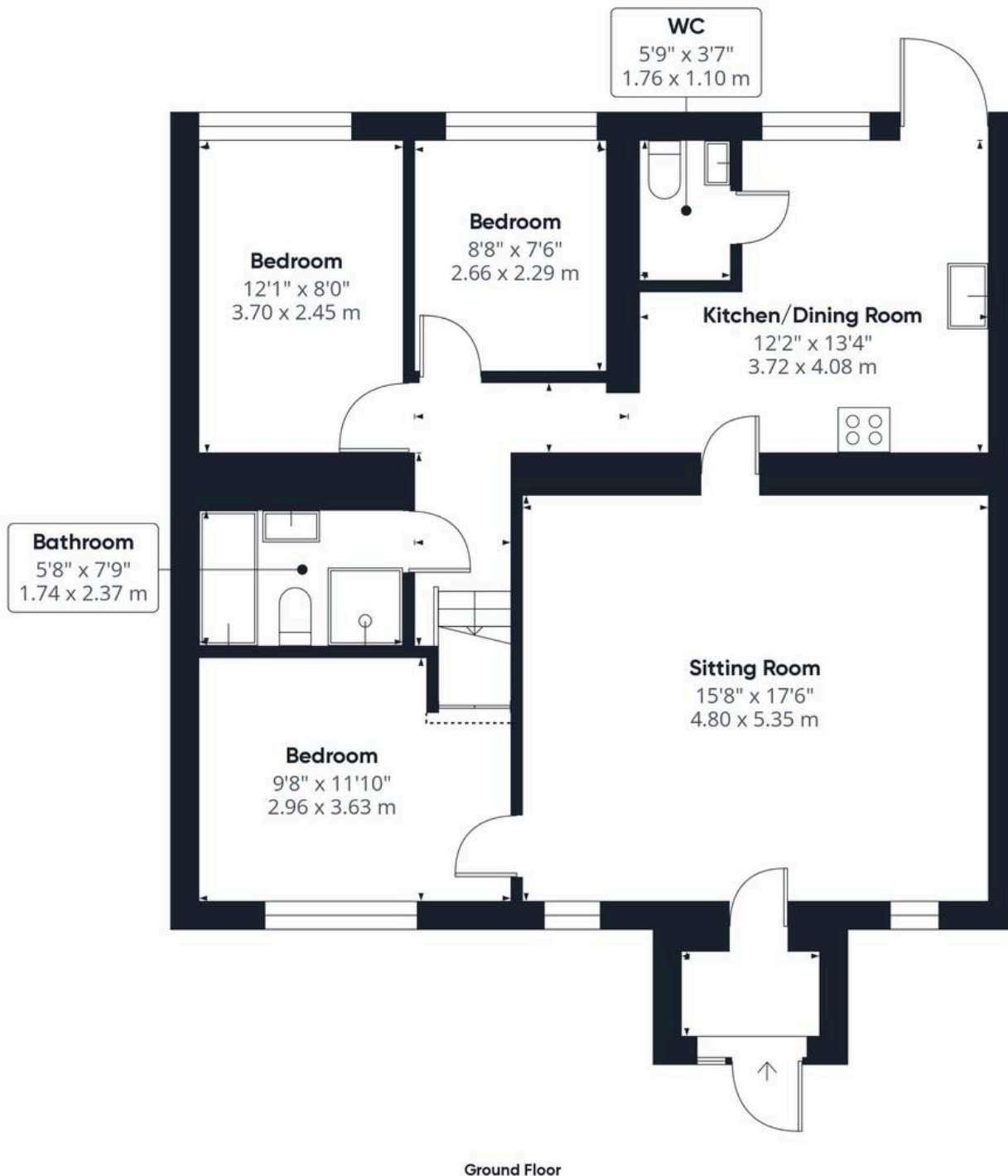




## THE GREAT OUTDOORS

The private rear garden is fully enclosed with timber fencing. The garden space is all laid to block paving for ease of maintenance providing an ideal space for relaxing and entertaining. The garden is accessed via a door in the kitchen and also offers a useful timber shed.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1001.35 ft<sup>2</sup>  
93.03 m<sup>2</sup>

**Reduced headroom**

65.08 ft<sup>2</sup>  
6.05 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.