



Thorpe Street, Hinderclay - IP22 1HT



Thorpe Street

Hinderclay, Diss

NO CHAIN! Situated within an OUSTANDING RURAL position in the heart of serene countryside, this **GRADE II LISTED SEMI-DETACHED COTTAGE** offers a rare opportunity to acquire a period home with a wealth of original features dating back to the 1500's. The original part of the cottage is of timber framed construction under a thatched roof and has been cleverly extended over the years, presented in excellent condition boasting over 1500 SQFT (stms) of living space, this charming property is filled with character and historic charm. The interior comprises, an entrance porch, UTILITY, kitchen/breakfast room, **TWO IMPRESSIVE RECEPTIONS** with fireplaces and ground floor family bathroom. On the first floor there are **THREE GENEROUS DOUBLE BEDROOMS** with the master benefitting from a dressing room and en-suite shower room. Features include a recently installed central heating system (2021) with new tank and oil fired boiler, new emersion tank (2023), a private sewerage treatment plant and recently upgraded thatching (2021) ensuring there is very little within the home that requires attention. Externally you will find wonderful gardens front and rear which back onto **OPEN FIELDS**. There is a large shingled driveway as well as brick built outbuildings providing opportunity for extension (stp) or possible annexe

Council Tax band: E

Tenure: Freehold



- No Chain!
- Period Semi-Detached Cottage
- Grade II Listed With Plenty Of Original Features
- Over 1500 SQFT internally (stms)
- Two Impressive Receptions With Kitchen/Breakfast Room
- Three Double Bedrooms & Dressing Room
- Utility, Pantry & Two Bathrooms
- 0.5 Acre Plot Backing Onto Open Fields
- Outbuildings With Potential To Convert
- Newly Installed Central Heating System

Hinderclay is a small and quiet village within short distance of Rickinghall and Botesdale, two very charming and sought-after villages offering a host of activities and amenities. There are two pub/restaurants, two take-away food outlets, a Co-op Local supermarket, a primary school and health centre, sports facilities and play areas. There is a comprehensive range of amenities in Diss (approx 6 miles), which offers mainline rail services to London Liverpool Street and Norwich. The historic town of Bury St Edmunds (approx 15 miles) offers access to A14 connecting to Cambridge and the M11. The area is surrounded by pleasant countryside, villages and quiet lanes - ideal for walkers and cyclists.

SETTING THE SCENE

The property is approached via a secure gate onto the large sweeping shingled driveway providing plenty of parking off road. There are generous lawned front gardens with mature trees and hedging as well as fencing enclosing. There are two possible entrance doors, one to the front that faces you as you approach and the other to the side leading into the side entrance porch and kitchen beyond.



THE GRAND TOUR

Entering via the entrance door to the side brings you into the side lobby with large double storage cupboard and the impressive utility space. The utility offers a range of units with space and plumbing for white goods. There is then a door from the lobby into the kitchen/breakfast room which offers a range of modern units, solid worktops over, a large island breakfast bar as well as double range oven, wine fridge and space for dishwasher. There are a set of stairs off the kitchen also that lead to the master suit only. The kitchen provides access to the inner hallway with access to the ground floor bathroom as well as large walk in pantry cupboard. The bathroom features a bath with shower attachments as well as separate walk in shower, w/c and hand wash basin. From the inner hall you will find the first reception room currently used as a dining room with a large brick inglenook fireplace. There is also a dual aspect and exposed beams. Beyond the dining room is the traditional entrance hall with stairs to the first floor as well as the sitting room beyond. The sitting room again features exposed beams, dual aspect to front and rear and inglenook fireplace.

Heading up to the first floor landing using the main stairs you will find two double bedrooms both with exposed beams. Using the stairs case off the kitchen you will find the main master suite which offers a bright sunny aspect with velux windows and a dual aspect as well as double wardrobes. There is a separate dressing room or study room off the main bedroom with a range of fitted wardrobes in addition to the en-suite in the other direction featuring a double walk in shower, w/c and hand wash basin.

FIND US

Postcode : IP22 1HT

What3Words : ///[wink.fidelity.herbs](https://www.what3words.com/)

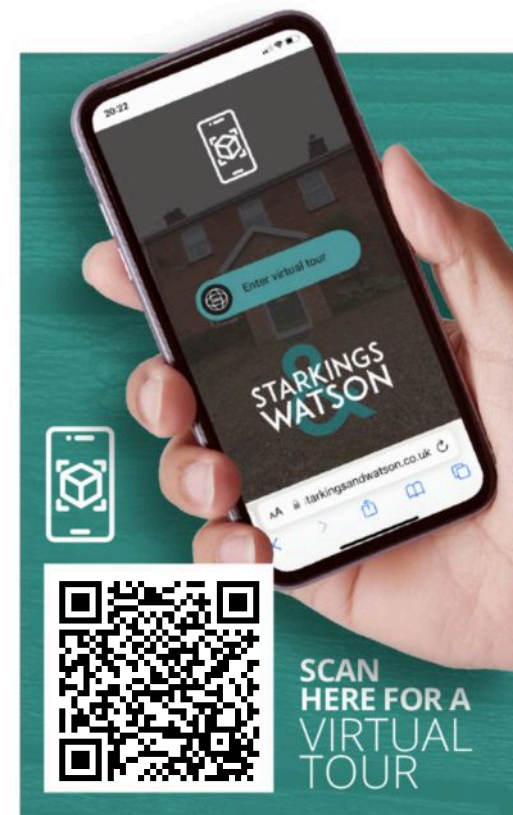
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following details;

We have been advised that a small portion of the rear garden is subject to an agricultural restriction. The drainage is via a private sewerage treatment plant. Central heating is provided by Oil with mains water and electricity connected. The cottage is Grade II listed. The thatch has been recently renewed in 2021. The cottage in its original form is timber framed.







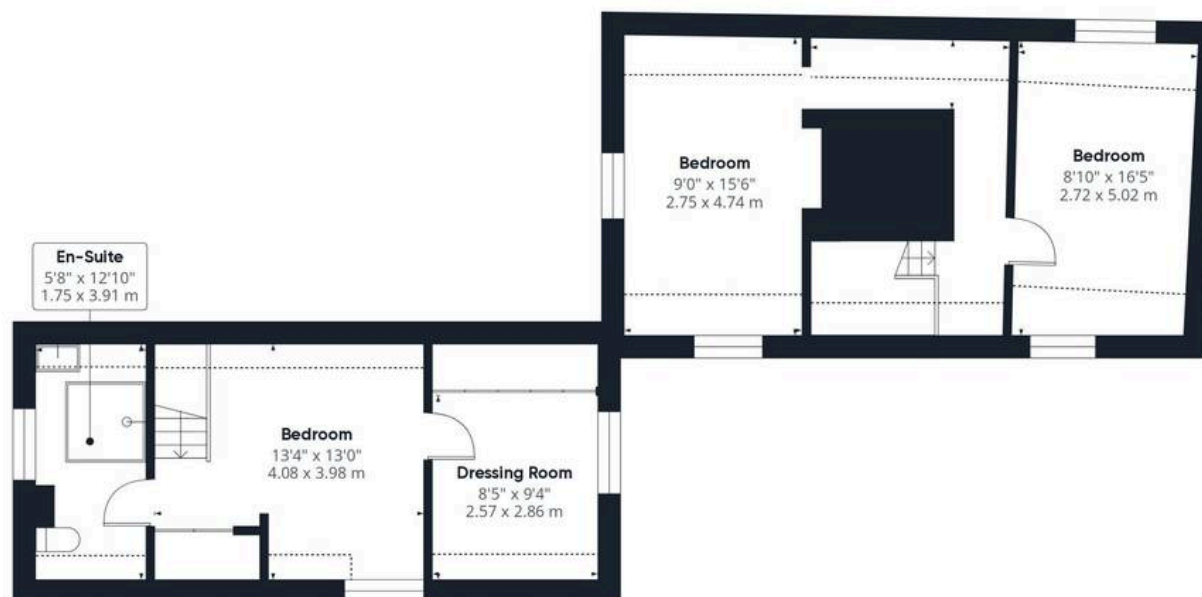
THE GREAT OUTDOORS

The plot extends to approximately 0.5 Acres (stms) front to back and is surrounded by fields and farmland backing directly onto the fields. The house very much sits centrally within the plot with front gardens mainly laid to lawn with mature trees and hedging which provide a good degree of privacy. To the side of the cottage is a brick built outbuilding with power and light with potential to be converted into an annex or studio (stp). The rear garden is mostly laid to lawn with a large pond and enclosed by post and rail fencing with a wonderful aspect onto the fields beyond. Attached to the rear of the cottage is a useful outdoor store room. Within the rear garden you will find the newly installed oil tank and oil fired boiler. The rear garden is enclosed with a secure gate, fencing and a brick built wall.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1535.9 ft²

142.69 m²

Reduced headroom

151.57 ft²

14.08 m²

(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.

GIRAFFE360



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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.