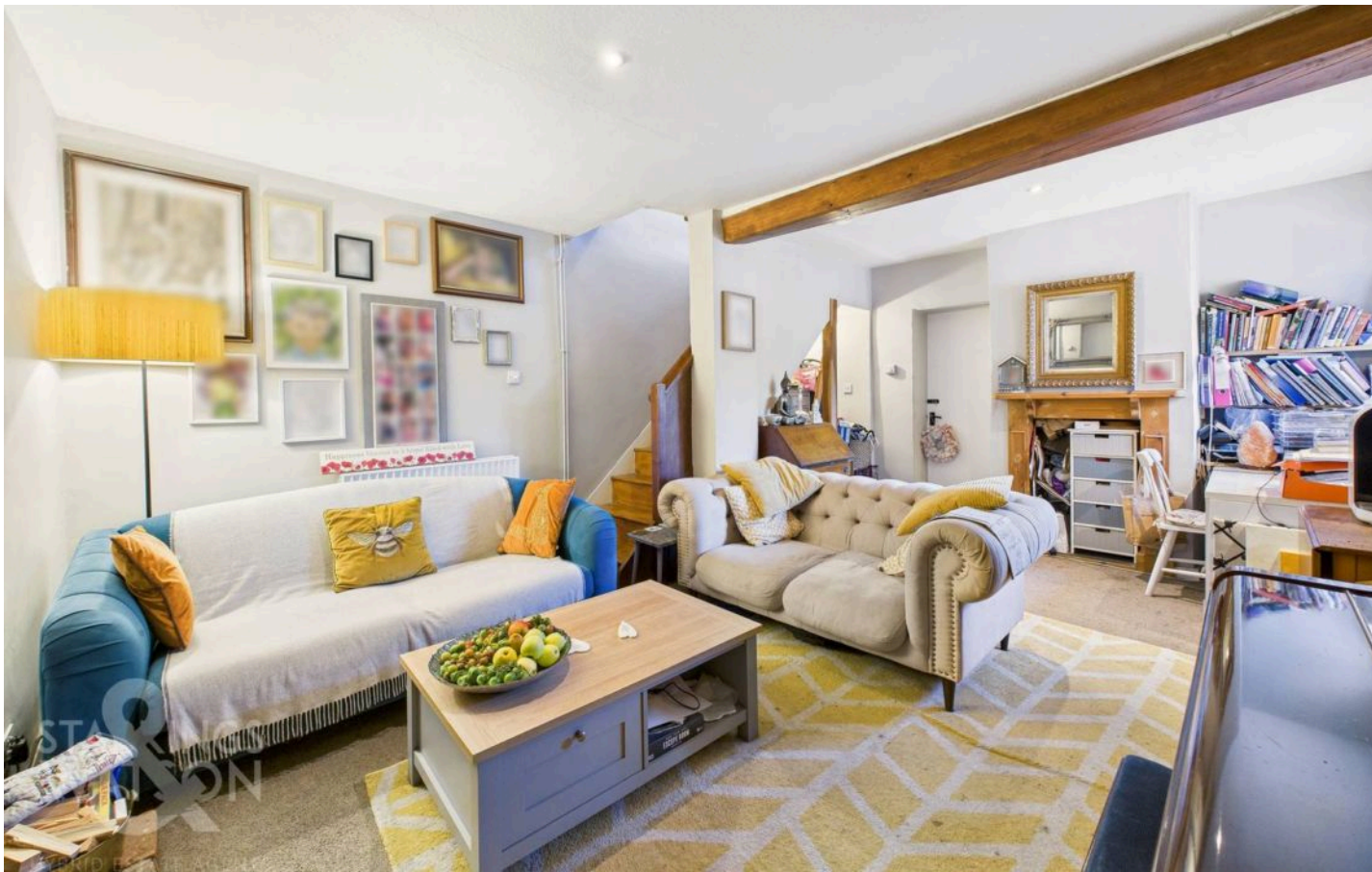




St. James Plain Chequers Lane, Bressingham - IP22 2AF



St. James Plain Chequers Lane

Bressingham, Diss

Located within a serene backdrop in the popular village of Bressingham lies this charming property - an ATTACHED PERIOD GRADE II LISTED COTTAGE, discreetly positioned in a TUCKED AWAY and PRIVATE LOCALE. The cottage is believed to date back to the 1800's and is constructed mainly of clay lump. Immerse yourself in the allure of this home, set on a GENEROUS and PRIVATE plot that boasts a collection of various outbuildings including an excellent STUDIO SPACE with shower, w/c, sauna and kitchenette suitable for both home working or holiday letting potential (subject to planning). The cottage itself features TWO/THREE BEDROOMS over two floors depending on preference, a cosy sitting room complete with a WOODBURNER for those chilly evenings, a separate kitchen and a shower room. The cottage due to its age offers a plethora of character and charm throughout. The grounds are equally enticing with plenty of mature space to be explored with generous lawns, plenty of DRIVEWAY PARKING and GARAGING. The cottage also presents an excellent opportunity to extend (stp) due to the size of the plot to the rear.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

- Attached Period Cottage
- Tucked Away & Private Location
- Generous & Private Plot With Various Outbuildings
- Excellent Holiday Letting Potential (stp)
- Two/Three Bedrooms
- Sitting Room With Woodburner
- Grade II Listed With Plenty Of Character
- Studio With W/C, Shower, Sauna & Kitchenette

The village of Bressingham is a typical rural village, with various country roads offering local amenities including a church, village shop and school, all within a short drive or brisk walk. For wider facilities the market town of Diss is about two miles to the east providing a good array of local and national shops, schooling to sixth form level, health centre and excellent transport links with a mainline rail station on the Norwich to London Liverpool Street line.



SETTING THE SCENE

Approached using Chequers Lane, a private track which leads round to the cottage in a tucked away position. There is a five bar gate leading onto the private shingled driveway which provides plenty of parking off road. The main entrance door is found to the side of the cottage. The driveway opens into the rest of garden and plot beyond.

THE GRAND TOUR

Entering the cottage from the main entrance door to the side there is a small entrance hall leading to the kitchen and the shower room respectively. There is a built in storage cupboard also. The shower room to the left offers a w/c, hand wash basin and shower as well as being fully tiled. The kitchen provides a fitted range of wall and base level units with rolled edge worktops over as well as integrated electric oven and hob. There is then space for all further white goods as well as the wall mounted oil fired boiler. The kitchen leads through to the main sitting room with a brick fireplace housing a woodburner. There is a staircase to the first floor landing as well as a storage cupboard, another fireplace within the study area and a door into the flexible reception/bedroom. Currently used as a bedroom this room would make an excellent dining room also and benefits from double doors leading out to the garden.

Heading up to the first floor landing you will find two bedrooms both filled with character and both of which are accessed off the landing.

STUDIO SPACE

Located at the end of the garden, the timber built studio is a highly flexible space that could be used as extra bedroom space, work studio, home office or holiday rental (stp). The main room is filled with light with power and light and electric heating. To the rear you will find a room with shower cubicle, w/c and sauna space. Beyond externally there is a covered area suitable for a kitchenette.

FIND US

Postcode : IP22 2AF

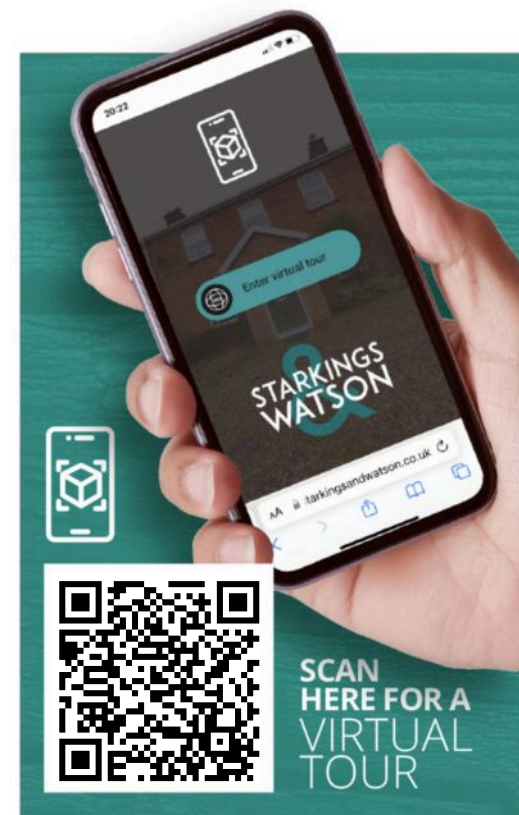
What3Words : [///taskbar.large.book](http://taskbar.large.book)

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the cottage is Grade II Listed and of traditional clay lump construction. The drainage is via a shared septic tank with the neighbouring cottage located within their garden. The approach is via a shared private road with a right of access.



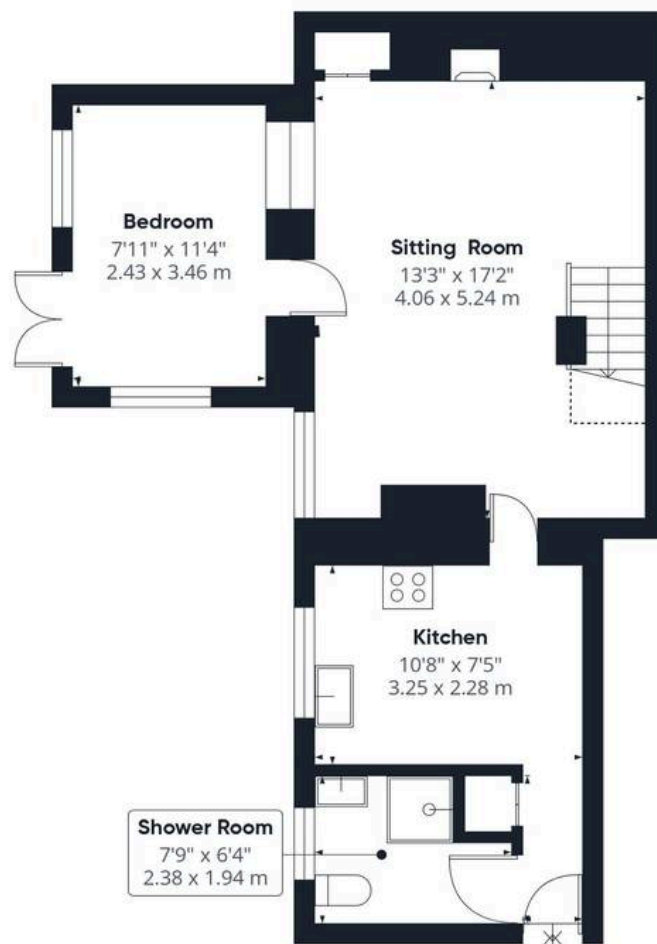




THE GREAT OUTDOORS

The generous gardens that extend to approximately 0.16 acres (stms) include ample lawns either side of the shingled driveway. There is a decked area to the rear of the cottage ideal for a table and chairs. There is array of fruit trees within the garden as well as mature trees and shrubs. A large outbuilding/garage can be found with power with space behind for a shepherds hut. Beyond this is the excellent studio space which benefits from its own external areas with decking and covered veranda suitable for a hot tub. The garden offers a great degree of privacy also.

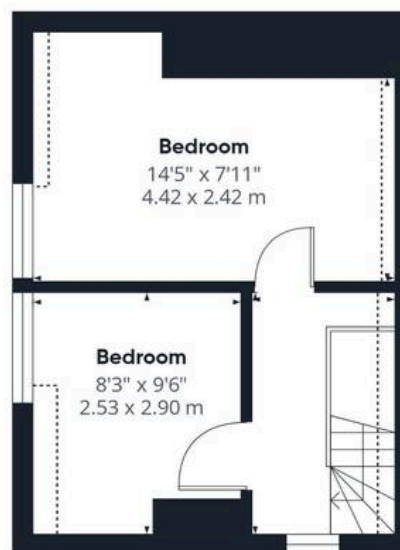




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

951 ft²

88.4 m²

Reduced headroom

19 ft²

1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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