



## The Street, Redgrave, Diss

Guide Price £170,000 Freehold

Energy Efficiency Rating : N/A

- ✓ Grade II Listed Cottage
- ✓ Renovation Project
- ✓ Huge Potential
- ✓ Character Features & Period Charm
- ✓ Two Receptions & Two Bedrooms
- ✓ Pretty Cottage Gardens
- ✓ Substantial Timber Built Studio
- ✓ Ample Off Road Parking

To arrange an accompanied viewing please call our Diss Office on 01379 450950

**STARKINGS  
&  
WATSON**





This GRADE II LISTED SEMI-DETACHED COTTAGE REQUIRING MODERNISATION and UPDATING is situated CENTRALLY within the SOUGHT-AFTER VILLAGE of REDGRAVE. The cottage itself is believed to be approximately 400 years old and is of special historic and architectural interest to the village, with its exposed timber frame and thatched roof. Internally there are numerous PERIOD FEATURES including a red brick INGLENOOK FIREPLACE and exposed TIMBER BEAMS. The accommodation is compact but charming, and comprises a main sitting room, partitioned study room, kitchen, inner hallway and bathroom, whilst on the first floor there are two bedrooms off landing. Externally, the pretty COTTAGE STYLE GARDENS are larger than expected, and have been recently landscaped, whilst housing the DETACHED TIMBER BUILT SUMMER HOUSE/STUDIO which could be perfect for a number of uses. There is also off-road parking to the side.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP22 1RY), but to help you...Leave Diss south bound on the A143 passing through the village of Wortham. Take the right hand turning signposted to Redgrave and continue round the sharp left-hand bend into the village. Continue past the Cross Keys Public House and the property can be found on the right-hand side indicated by our 'for sale' board.

#### LOCATION

The charming and picturesque village of Redgrave sits within a 25-minute drive from Bury St Edmunds and is only 6 miles from the popular market town of Diss. With open countryside walks this village offers a beautiful lifestyle for a variety of buyers and offers a village public house, shop, church and playing fields. The neighbouring village of Botesdale offers Primary schooling and other everyday amenities including: health centre, supermarket, newsagent and public houses.

#### AGENTS NOTE

Buyers are advised the property would suit purchasers looking for a renovation project as the property requires work. There is currently no central heating boiler in place although there are radiators. The property is a timber framed Grade II Listed building with a small flying freehold below the neighbouring first floor, under a thatched roof.

The property is approached via a lawned frontage with footpath leading to the traditional front door.

Entrance door to:

#### SITTING ROOM

11' 8" x 10' 9" (3.56m x 3.28m) Cast iron wood burner set within a decorative fire place, wood effect flooring, radiator, window to front, television and telephone points, built-in storage cupboard, smooth ceiling with exposed timber beams, doors to:

### STUDY

10' 8" x 3' 1" (3.25m x 0.94m) Fitted carpet, radiator, window to front, smooth ceiling, Ladder to mezzanine storage area.

### INNER HALL

Tiled flooring, stairs to first floor landing, smooth ceiling with exposed timber beams, doors to:

### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with electric shower, tiled splash backs, ready for flooring, window to rear, exposed timber beams.

### KITCHEN

8' x 8' 5" (2.44m x 2.57m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, space for electric or gas cooker, space for fridge/freezer, wood flooring, radiator, window to side, window to rear, smooth ceiling with exposed timber beams, stable door to rear garden.

### STAIRS TO FIRST FLOOR LANDING

Wood effect flooring, radiator, window to side, electric fuse box, opening to:

### BEDROOM

7' 5" x 7' 4" (2.26m x 2.24m) Wood effect flooring, smooth ceiling with exposed timber beams and loft access hatch.

### BEDROOM

11' 2" x 7' 2" (3.4m x 2.18m) Wood effect flooring, window to side, smooth ceiling with exposed timber beams.

### OUTSIDE

Separated into 2 distinct areas, the first accessed via the door in the kitchen which is a paved shingled area with mature hedging and access to the side driveway. Beyond is a picket gate leading to the secret cottage garden which again is shingled mainly with raised planted borders, mature hedging and space for greenhouse. This part of the garden also gives access to the timber-built summer house/studio.

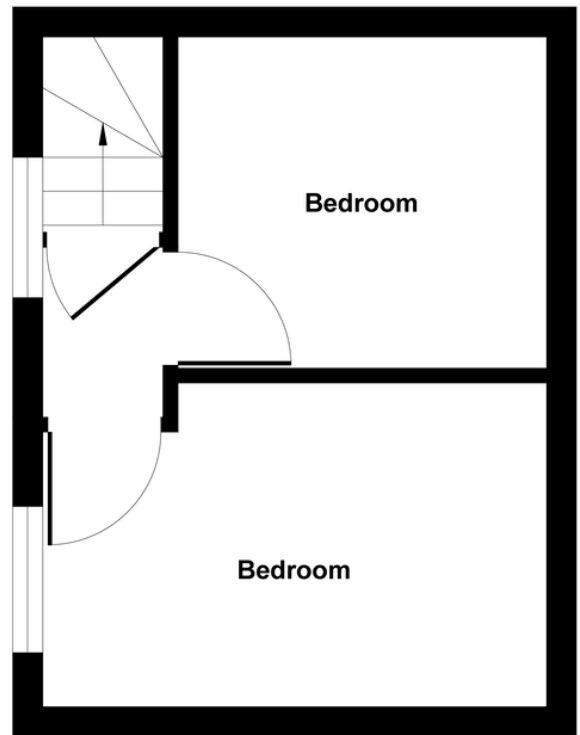
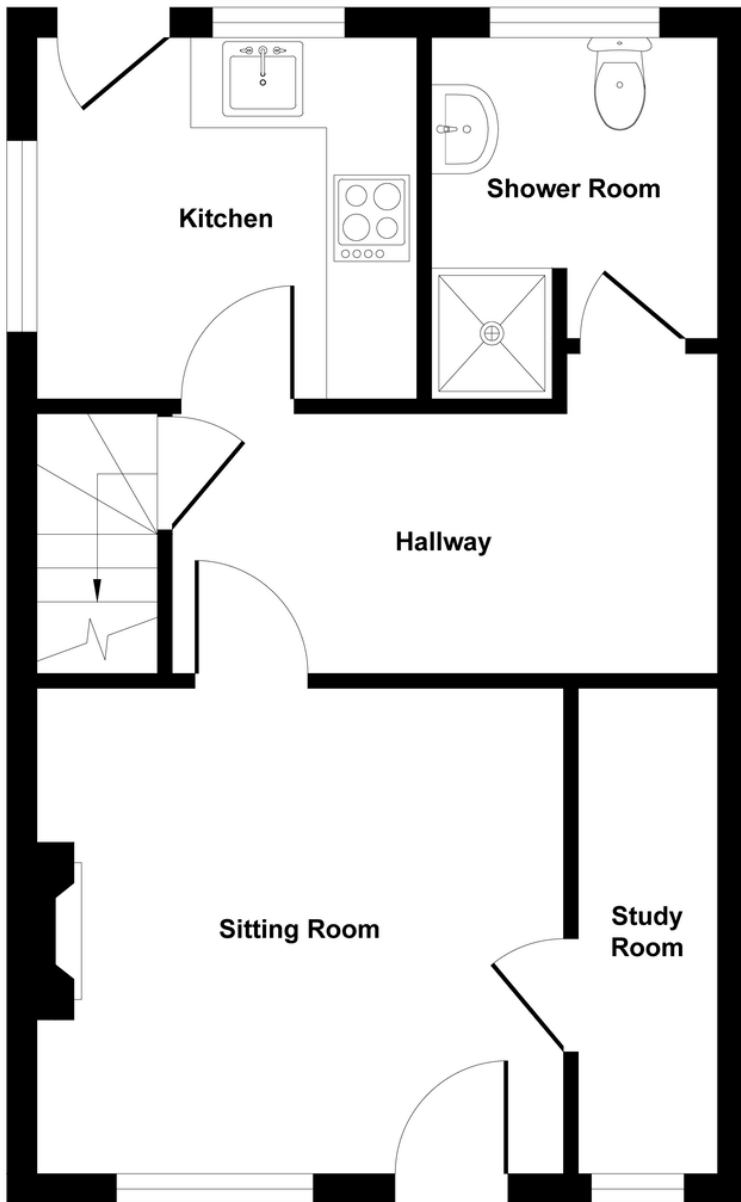
### STUDIO/SUMMERHOUSE

9' 6" x 9' 6" (2.9m x 2.9m) Timber built detached studio with double door to rear and windows X2. Power and light ideal for home office/studio.

### PARKING

There is off road parking to the side of the cottage and to the side of the gate accessed via the shared driveway.





**Ground Floor**  
**Approximate Floor Area**  
**379 sq. ft**  
**(35.21 sq. m)**

**Approx. Gross Internal Floor Area 544 sq. ft / 50.53 sq. m**

**First Floor**  
**Approximate Floor Area**  
**165 sq. ft**  
**(15.32 sq. m)**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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