



Hope Cottage, Wickham Skeith, Suffolk



Hope Cottage is an immaculately presented three bedroom semi-detached cottage. This charming property benefits from period features, landscaped west facing garden, three bedrooms, two reception rooms, sun room and idyllic, rural location.

LOCATION Wickham Skeith is a rural village offering peace and tranquillity. It is located 5 miles West of the historic town of Eye which offers traditional shops, cafes, restaurants, public houses, takeaways, GP and schools. Wickham Skeith is within easy access to A140 linking to the A14, the nearest railway stations are located in the market town of Diss and Stowmarket with main rail links to London Liverpool Street, Bury St Edmunds and Norwich. while still being conveniently close to local amenities.

- **Semi Detached Period Cottage**
- **Three Bedrooms**
- **Two Bathrooms**
- **Beautiful Landscaped Garden**
- **Sunroom**
- **Fully Double Glazed**
- **Oil-fired Central Heating**
- **Immaculate Condition**
- **Original Features**



HOPE COTTAGE - INTERIOR: A stabled door welcomes you into the Entrance Hall. Ahead is the Sitting Room with exposed brick chimney breast with inset wood burner, original beams and original front door. Exposed timbers separate the sitting room and dining area both with windows to the front of the house. Off the hall is a handy utility room with wc and space for a washing machine and tumble dryer. To the right is a sunny kitchen with a good range of fitted cupboards and integrated appliances to include high level oven, hob, dishwasher and fridge/freezer. Doors open into the sunroom with French doors and views over the garden.

Upstairs there is a master bedroom to the front of the house with exposed beams and window to the front. There is an en-suite shower room with wc and sink set into a vanity unit. There is a further double bedroom with views over the garden and third bedroom with a window the front. The main bathroom has a bath with shower over, wc and basin with a Velux window.

Hope Cottage is believed to date from the 1800s and has been sympathetically restored and extended in the intervening years. The house is immaculately presented and retains many of its period features and original charm. There is double glazing throughout and oil-fired central heating.



HOPE COTTAGE - EXTERIOR: To the rear of the house is a sunny west facing garden which has been thoughtfully designed and landscaped with natural stone patio, lawned area and statement flower borders leading to a pretty summerhouse at the end of the garden. To the right of the house is a side access drive (shared with next door) leading to a storage/potential parking area and wooden shed. A side gate leads from here into the back garden.

TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Oil Fired Central Heating, mains drainage, electric and water.

LOCAL AUTHORITY: Mid Suffolk

Tax Band: C

EPC: D

What3Words: ///parkland.chariots.profile

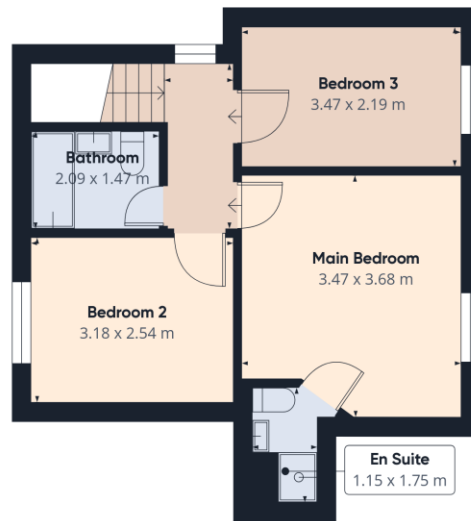
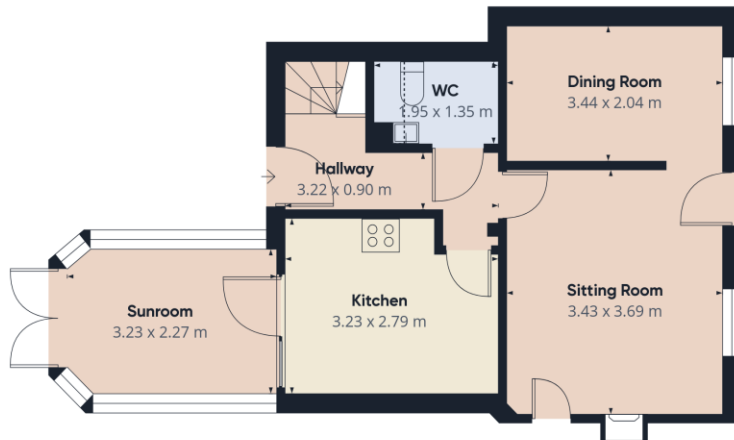
Postcode: IP23 8NE

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Approximate total area[®]
79.08 m²
Reduced headroom
0.52 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 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 are based on RICS IPMS 3C standard.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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