



The Gables The Street, Hinderclay Diss IP22 1HX

welcome to

The Gables The Street, Hinderclay Diss

Situated on a massive 3 ACRE PLOT is this 16th Century character property offering great potential and the opportunity to further develop and extend the current dwelling. With the benefit a large outbuilding with cart lodge and a mobile home on site too, it is a fantastic prospect for development.

Description

This charming property showcases a blend of historical character and modern potential. Constructed in the 16th century with a combination of timber frame and brick, it features a pitched tiled roof that adds to its traditional appeal. While the home is well laid out, it requires some attention and updating to fully realize its potential.

The ground floor is highlighted by a spacious lounge, complete with exposed beams and a stunning inglenook fireplace, creating a cozy and inviting atmosphere. Adjacent to the lounge, the dining room opens up to a kitchen/breakfast room, which runs along the rear of the house and provides lovely views over the gardens, making it an ideal spot for relaxation and entertaining.

Upstairs, the property boasts four well-proportioned bedrooms, each offering delightful vistas of the picturesque Suffolk countryside. A family bathroom conveniently serves these bedrooms, ensuring functionality for family living.

With scope for further extension and development, subject to obtaining the necessary consents, The property presents an exciting opportunity for those looking to enhance a period home while enjoying its unique charm and setting.

Location

Hinderclay is an attractive village situated close to Botesdale and Rickinghall with a by-pass and is within the school catchment area of the Outstanding Ofsted Hartismere High School in Eye. Close by is a large and very well respected medical centre, a dentist, hairdresser, cafe, two public houses and two take-away restaurants, a large Co-Op Supermarket, primary school, several churches and village halls. The market town of Diss is approximately 6 miles away and offers a mainline station into London Liverpool Street and/or Norwich, taking circa. 1 hour 30 mins into the capital.

Accommodation

Entrance Hall

Dual aspect glazed windows, front door, tiled flooring, stairs leading to the first floor and doors to;

Kitchen/ Breakfast Room

11' 9" x 9' (3.58m x 2.74m)

Dual aspect double glazed windows, Fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, tiled flooring, spaces for cooker, dishwasher and fridge/freezer.

Dining Room

14' x 11' 7" (4.27m x 3.53m)

Bi folding doors leading out into the rear garden, tiled flooring and exposed beams. Door to;

Utility Room

Plumbing for washing machine and tumble dryer.

Lounge

14' 9" Plus Door Recess x 18' 3" (4.50m Plus Door Recess x 5.56m)

Bi folding windows, two front aspect glazed windows, radiator, exposed beams, tiled flooring, large inglenook fireplace with wooden mantle and brick hearth housing a wood burning stove.

Shower Room

Side aspect glazed window, wc, pedestal wash hand basin with tiled splash back, corner shower cubicle and part tiled walls.

Landing

Two front aspect glazed windows, exposed beams, radiator and doors to;





Bedroom One

11' 5" x 14' (3.48m x 4.27m)

Rear aspect glazed dormer window, exposed wooden floor boards and beams. Access to a store room which could be converted into an en-suite.

Bedroom Two

14' 7" x 9' 1" (4.45m x 2.77m)

Rear aspect glazed dormer window, exposed brick and beams. Access to a store room which could be converted into an en-suite.

Bedroom Three

10' 5" x 9' 2" (3.17m x 2.79m)

Side aspect glazed window, exposed beams, carpet and radiator.

Bedroom Four

10' 9" x 8' 7" (3.28m x 2.62m)

Front aspect glazed dormer window, side aspect glazed window, exposed beams and carpet.

Bathroom

Front aspect glazed dormer window, wc, pedestal wash hand basin, panelled bath and part tiled walls.

Outside

The property is accessed via a long driveway that leads to ample parking space for several vehicles, ensuring convenience for residents and guests alike. The front gardens are truly a standout feature, characterised by expansive lawn areas interspersed with established trees that provide a sense of privacy and seclusion, creating a tranquil oasis.

A charming pond enhances the outdoor space, offering a serene focal point and an inviting spot for relaxation. Behind the house, the property extends into a three-acre field (stms), presenting picturesque rural views that further enrich the setting. This additional land not only enhances the sense of space and privacy but also offers potential for various outdoor activities or future development, all while maintaining the peaceful ambiance that the property

offers. Overall, the combination of thoughtfully landscaped gardens and expansive grounds make this property a unique and appealing retreat.

The property features a large outhouse or studio with a pitched roof, presenting an excellent opportunity for conversion into an annexe, subject to obtaining the necessary planning permissions. This versatile space could serve a variety of purposes, such as a guest suite, home office, or even an art studio, making it a valuable addition to the property.

With its own distinct entrance and proximity to the main house, the outhouse offers privacy and independence while still being part of the overall estate. Its potential for development allows for customization to suit individual needs and preferences, whether for accommodating family, generating rental income, or simply creating a dedicated space for hobbies and creative pursuits.

Services

Mains Electricity

Mains Water

Mains Drainage

Oil Fired Central Heating

Council Tax Band: E

Agents Note

The property has undergone extensive structural work and has been stripped back ready for renovation. There has been a diaphragm floor fitted, removal of some walls and relevant paperwork can be supplied. Please contact the branch for further information.

Please note- the CGI image is an architects impression of the final build once the work has been carried out.



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welcome to

The Gables The Street, Hinderclay Diss

- 16th Century Detached Home Situated In A Semi Rural Location
- A Great Opportunity For A Buyer Looking To Add Value & Enhance
- Benefits From Character Features Throughout
- Four Well-Proportioned Bedrooms And Two Bathrooms
- Planning Permission To Add A Side & Rear Extension
- Large Out House/Studio Which Could Make The Perfect Annexe (stpp)
- Situated On A Generous Plot, Measuring Around 3 Acres (stms)
- Self Contained Mobile Home

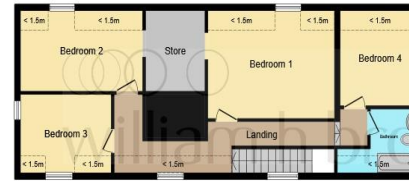
Tenure: Freehold EPC Rating: G

offers in the region of

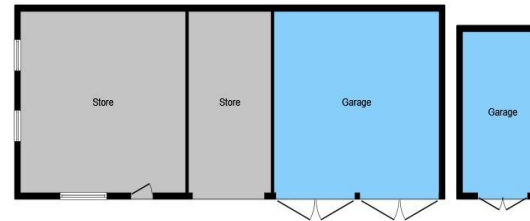
£575,000



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110698 - 0006

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