



Fen Street, Hopton

Sheridans







# Fen Street, Hopton IP22 2RF

Guide Price £419,995

Set in a delightful wildlife conservation area, set back from a quiet lane and backing onto open countryside, whilst situated within a short walk of the local amenities, this charming 17th-century cottage provides a surprising level of beautifully arranged accommodation, successfully combining cottage charm with more modern yet sympathetic extensions, creating a wonderful home full of personality. Benefitting from oil fired radiator central heating, polished oak and terracotta flooring, exposed timbers and oak internal doors.

The light and airy accommodation currently in brief comprises; Entrance door opening to Entrance Hall: with large windows and door to rear garden. Door to Inner Hall: with door to Shower Room: with WC, shower enclosure and wash hand basin. Sitting Room: a striking reception room, full of light and with large picture window enjoying lovely views of the gardens and open skies. Dining Room: an ideal reception for entertaining, with exposed timbers and a fine red brick fireplace with log-burner.

Kitchen Breakfast Room: 17 ft in length, this spacious room is equipped with a range of hand-built units providing extensive drawer and cupboard space beneath wooden preparation surfaces and includes a range oven and space for fridge, freezer and dish washer, whilst further enhanced by a traditional handmade terracotta floor. The ground floor accommodation is further complemented by a Study and Utility Room.

Two separate staircases lead to the first floor accommodation, three large bedrooms and huge family bathroom with separate shower enclosure. The superb 19 ft principal bedroom has space

for an en-suite if desired and has a door to a Juliet balcony offering fabulous views towards the fen.

### Outside

The cottage is approached along a public lane leading directly on to the large driveway providing off road vehicle parking for four cars. To the rear of the cottage is a landscaped garden, terraced with sleepers creating numerous well-stocked flower beds, vegetable patch and lawned gardens with large stone terrace, there is also a small pond. At the top of the gardens is a 26 ft x 10 ft outbuilding where power could be re-connected. The gardens provide a good degree of privacy and overlooks the open countryside.

### Location

The cottage occupies a truly wonderful setting along a quiet lane in a wildlife conservation area, whilst being surrounded by open countryside, opposite Market Weston Fen, a site of special scientific interest (SSSI) owned by the Suffolk Wildlife Trust and backing onto land owned by the Riddlesworth Estate. The village centre is within a short walk with local facilities including a village stores, public house, hairdressers, fish and chip shop, primary school and parish church. The town of Diss, offering a wide range of amenities, lies just 9 miles to the east and has a main line rail link to London's Liverpool Street. The historic cathedral town of Bury St Edmunds is just 14 miles southwest of the village.

### Directions

From Bury St Edmunds take the A143 northeast towards Diss, passing through the villages of Great Barton, Ixworth and Stanton and taking the B1111 on the edge of Stanton signposted Barningham. Continue through the village of Barningham, and on entering the village of Hopton turn left by the village stores into

- Entrance hall, cloakroom
- Stunning sitting room overlooking gardens
- Dining room with large fireplace and log-burner
- Study, utility
- Kitchen breakfast room
- Three large bedrooms
- Spacious family bathroom
- Terraced gardens with outbuilding / workshop
- Views over open countryside, fabulous quiet lane setting
- Internal viewing essential, no onward chain

Nethergate Street. Follow the road and turn left into Fen Street. Proceed for approximately 500 metres where the cottage will be found further on the right.

### Services and info

Mains electricity, drainage and water. Heating - Oil fired radiator central heating.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 25 mbps available (Source Ofcom)

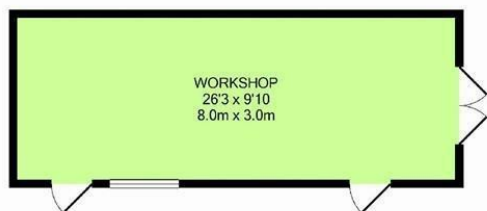
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

EPC Rating: E

No onward chain.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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