



# PANTILES

THE STREET, BOTESDALE, DISS, IP22 1BX



## An important Grade II Listed house in the heart of the sought-after village of Botesdale.

An important Grade II Listed house in the heart of the sought-after village of Botesdale. Dating from the mid seventeenth century and then adapted and extended in the twentieth century, Pantiles played a significant part in village life for many years as The Queens Head public house. The conversion to a home has been done so seamlessly that there is very little evidence of the property's former guise. Throughout the house there is a wealth of period features and exposed timbers creating a warm and convivial feeling. The current vendors have upgraded the house and it is now superbly presented throughout. The front door opens to a reception hall which has is being used as a reading snug. There is an impressive staircase to the first floor. There is a double aspect sitting room with superb inglenook fireplace and bressummer beam. French doors open to the rear. There is a dining room at the centre of the ground floor linking the reception space with the impressive double aspect and comprehensively fitted kitchen/breakfast room.

There is the added benefit of a shower room on the ground floor.

The upper floors are very versatile and the rooms can be adapted to suit a variety of needs. There is a vaulted bedroom to the rear of the first floor that the vendor uses as sitting room overlooking the garden. There are two interconnecting bedrooms on the second floor which would make an ideal space for a teenager.

There is a five-bar gate to the side of Pantiles leading to a large gravel driveway providing parking for several cars together with a double open cart lodge. There is a detached outbuilding currently used as a laundry room. The rear gardens have been a labour of love for the vendors and are a delightful feature being established with a wide array of mature trees and shrubs offering seclusion and privacy in the heart of the village. There is an excellent and versatile garden room that can be used for a variety of purposes. Immediately to the rear of the house is a large paved terrace which is perfect for entertaining.



4



3



2



Cart  
Lodge



1.5  
Miles







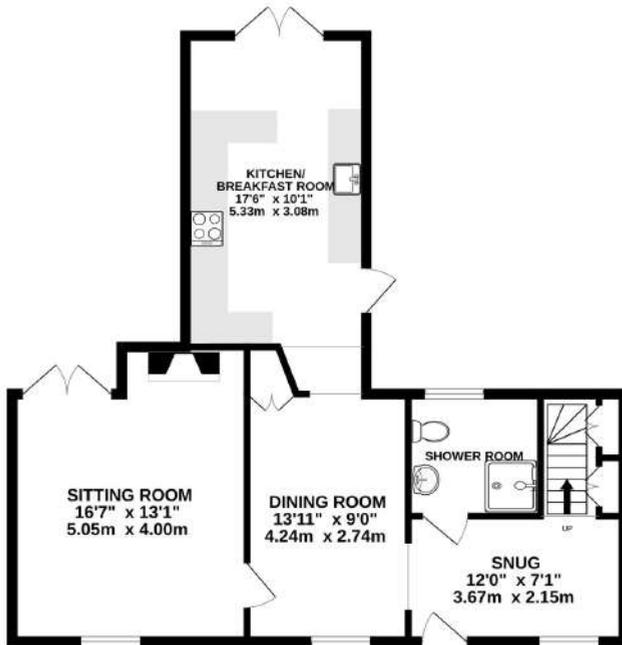




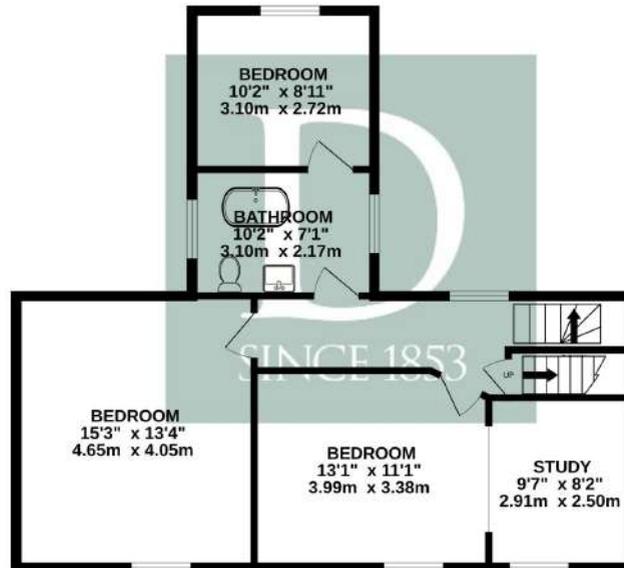


## FLOORPLAN - HOUSE

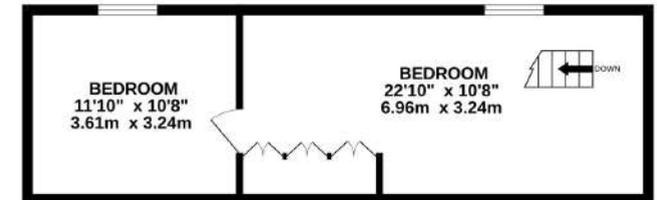
GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



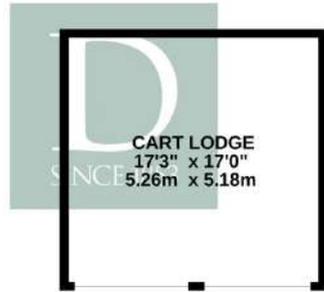
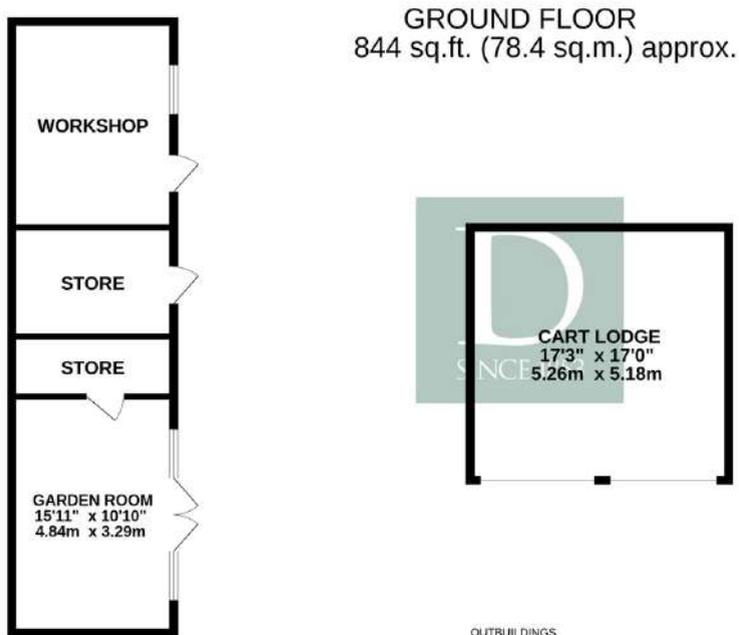
### HOUSE

TOTAL FLOOR AREA : 1742 sq.ft. (161.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## FLOORPLAN - GARAGE



### OUTBUILDINGS

TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

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## LOCATION

Botesdale is a hugely popular location boasting an excellent range of shops and services including a primary school, health centre, Co-op store, two pubs and other restaurants and takeaway outlets. The house is within the catchment area of Hartismere secondary school, which is Ofsted outstanding. Excellent road links are nearby via the A143. The historic market town of Diss offers a variety of amenities including schools, health and sports facilities, regular bus service and main line railway station to London (Liverpool Street).

### SERVICES

Oil Fired central heating. Mains electric and water are connected. Drainage is via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

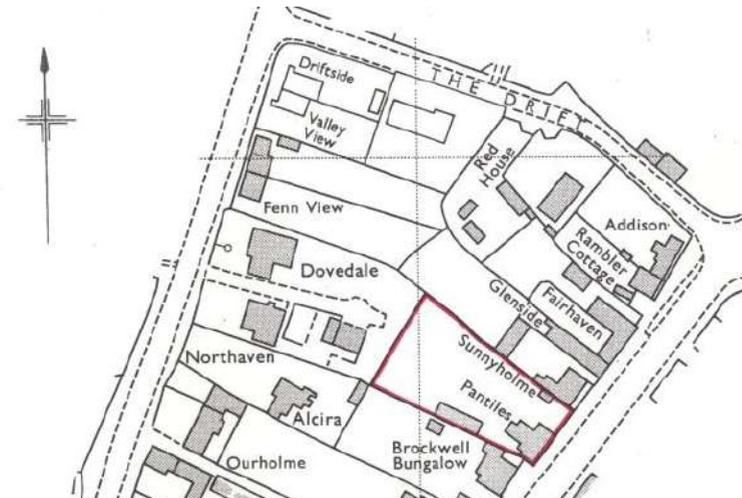
### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band E

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

## LOCATION



# DURRANTS

SINCE 1853

## IMPORTANT NOTICE

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