



# THE COTTAGE

MAGPIE GREEN, WORTHAM, IP22 1RG



A charming detached Grade II Listed country cottage in delightful gardens with the benefit of a self-contained one bedroom single storey annexe

The property is a charming and 'picture postcard' Grade II Listed thatched 2/3 bedroom country cottage dating to the 17th Century with later additions. There is an abundance of character and a wealth of period features including exposed timbers. The accommodation is extremely versatile and with the benefit of a ground floor bedroom and bathroom it makes it future proofed.

The front door opens to a delightful sitting room with large fireplace and woodburning stove. There is an abundance of wall and ceiling beams. Open vertical beams divide it from the dining room. Stairs to the side of the main fireplace lead to the first floor and there is a ground floor double bedroom. The rear section of the property has an inner hall with a door to the garden and door to the impressive bathroom with separate walk-in shower. There is an striking vaulted kitchen/ breakfast room which is comprehensively fitted with an attractive range of units and a central island. Off the kitchen is a useful utility room and further w.c. On the first floor is a vaulted bedroom that leads to a further

bedroom. The current vendor uses the first bedroom as a study, demonstrating the versatility.

The detached single storey annexe is a superb additional space and can be used for a variety of purposes and ideal for multi-generational living. It comprises a sitting room with French doors to the garden, kitchen and double bedroom with ensuite shower room.

The property is approached from the road via a gravel driveway providing parking for several cars. To the side of the house and accessed from the inner hall is a charming alfresco entertaining area. The gardens are a superb feature of the property, being laid principally to lawn with a wide array of mature shrubs and trees.

#### SERVICES

Central heating provided by air heat source to main house with electric heating to the Annexe. Mains electric and water. Private drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)





THE ANNEXE



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## FLOOR PLAN

Approx. Internal Floor Area - 1187.1 Sq ft / 110.3 Sqm  
 Approx. Internal Floor Area of The Annex - 417 Sq ft / 38.7 Sqm



## LOCATION

Worham is a popular village with its own primary school, post office, shop and tea room, tennis and bowls clubs with a sports pavilion. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and mainline railway station to Norwich and London (Liverpool Street).



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