

abbotFox  
Bespoke.



## **Pightle Cottage**

Diss, IP22

“We loved the sense of warmth and homeliness you get as soon as you walk through the door.”

**From our sellers**





## **Introduction**

This four-bedroom home has all the charm you'd expect from a 17th century cottage, as well as two interesting outbuildings and very pretty gardens.

## **Inside**

The living spaces inside the Grade II-listed Pightle Cottage are exceptionally light and airy. Exposed beams and painted tiles combine effortlessly with a subtle and sophisticated colour palette, and large, well-placed windows really maximise the space.

Accommodation is arranged over two floors, with two large reception rooms, a study, kitchen and shower room on the ground floor and four bedrooms and a bathroom above.

## **Outside**

The property is secluded and private and surrounded by pretty lawned gardens, complete with a traditional, 18th century crinkle-crankle wall and two interesting outbuildings. The former bakehouse - which features the old baking oven with original Georgian fireplace - could be converted into further living space, and the former coach house also includes a workshop and plenty of storage space.





## Reception Rooms

The sitting room is spacious and full of character. It features exposed beams on the ceiling and walls, a Franklin Stove set into an impressive inglenook fireplace, and easy access to the garden through a set of double doors.

The dining room is also well-proportioned with an identical Franklin stove set into an inglenook and with two large windows at either end.

Further informal dining space can be found in the large farmhouse-style kitchen.

## Bedrooms and bathrooms

The four double bedrooms are all comfortable in size and enjoy lovely views, either of the property's own gardens or of the surrounding countryside.

The family bathroom is located on the first floor and fitted with a cast iron roll-top bath and shower attachment. A separate shower room can be found downstairs.

## Features

The whole house is light and bright and packed full of charming period features, including vaulted ceilings and exposed beams, and is very welcoming.

The interior spaces are just as noteworthy as the space outside, which not only offers lovely and well-planted gardens but further potential, too. The former bakehouse, with its woodstore, boiler room and old baking oven, could be adapted into further living accommodation (subject to planning), and the former coach house offers an ideal workshop and storage space.

## Practicalities

The farmhouse-style kitchen is fitted with an Aga and offers lots of worktop and storage space, along with enough room for a dining table and chairs.

There is a good-sized study on the ground floor and, upstairs, the over-sized landing could be used as a reading nook or additional desk space.

Outside, Pightle Cottage is approached by a shingle drive, providing plenty of off-road parking, and there is also a good-sized patio.

## Services

The property is connected to mains services, including water, electricity and drainage. It is fitted with oil-fired central heating.

## EPC Rating

Exempt.



Approx Gross Internal Area  
172 sq m / 1848 sq ft

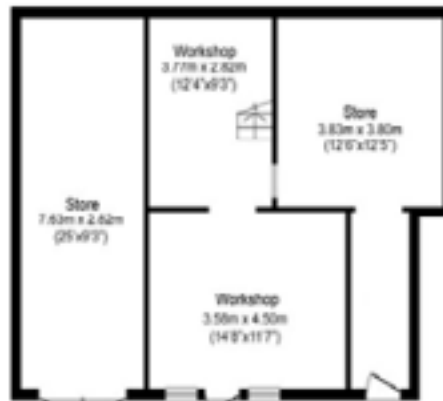


Ground Floor  
Approx 95 sq m / 1027 sq ft

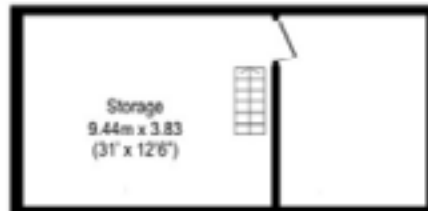


First Floor  
Approx 76 sq m / 821 sq ft

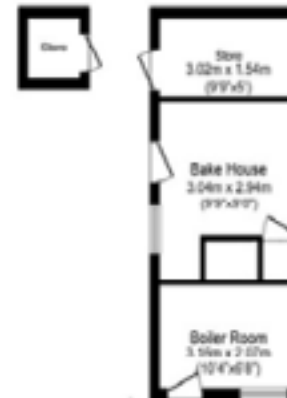
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snuppy 360.



Outbuildings—Ground Floor



Outbuildings—First Floor



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## Location

The property enjoys a private and secluded plot in the centre of Hopton, just a stone's throw from the village shop, nursery, and school.

## Families

This four-bedroom cottage offers the best of both worlds, located in a small Suffolk village but still within easy reach of the Norfolk border.

The village itself has a pub, shop and dentist, as well as three churches, and there are a number of fantastic walks and cycle routes nearby. The ever-popular nature reserve of Knettishall Heath is less than 10 minutes' away by car.

Hopton and the surrounding villages offer a number of primary and nursery schools and the nearest high schools are in Ixworth and Thurston.

Hopton is triangulated between Diss/Thetford/Bury St. Edmunds which have good main line rail connections to London, Cambridge, Ipswich and Norwich. Good road links are provided by the A140 and A143.

## Local Authority

West Suffolk Council.



### **Our agent's view**

*"This is a stunning example of a character cottage that's fit for a modern family.*

*It's been beautifully and tastefully renovated and it is full of character and charm with really useable living spaces.*

*Better yet, its location means you don't need to compromise. You really have got the best of both Norfolk and Suffolk right on your doorstep."*

**Samuel Le Good** | Partner





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## Agent's Details



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