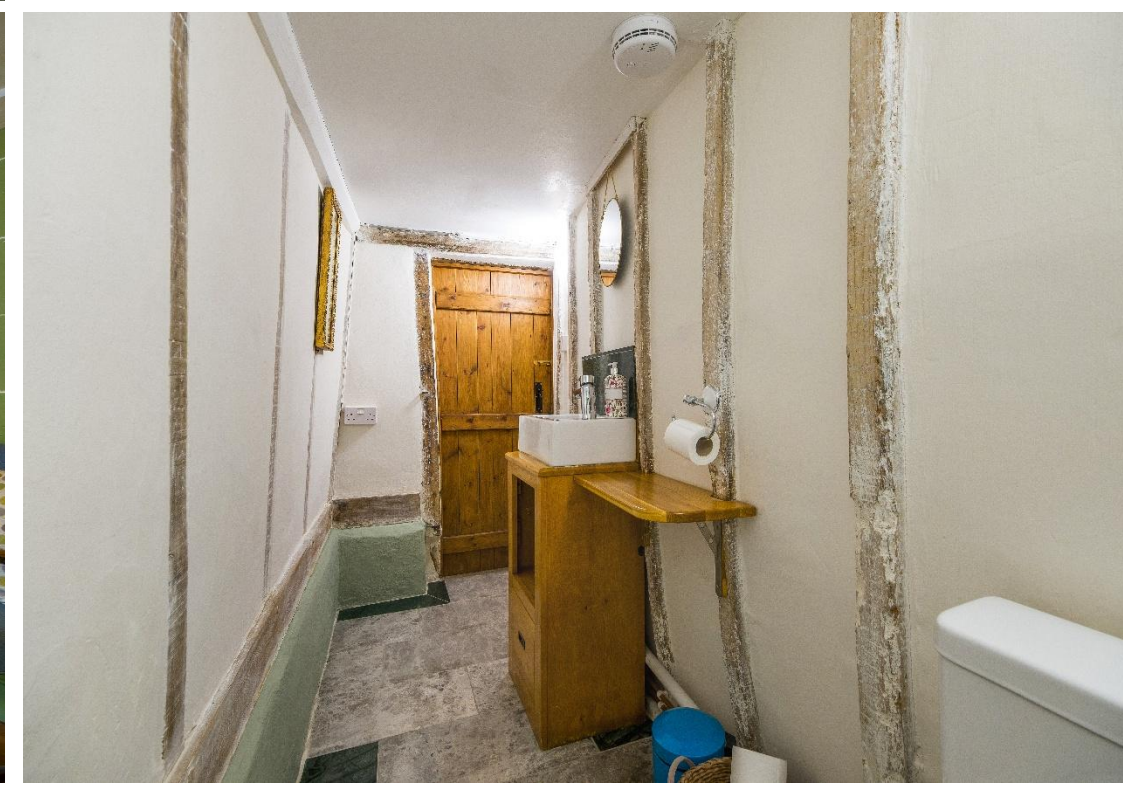




**Crown Hill Studio
Botesdale, Suffolk.**

**DAVID
BURR**



Crown Hill Studio, The Street, Botesdale, IP22 1BS

The well served and thriving North Suffolk combined villages of Botesdale and Rickinghall have an excellent reputation and are well served with a range of facilities including primary school with nursery, health centre, dentist, Co-op, two public houses and a variety of other small stores together with excellent range of local community activities and regular bus service. The market towns of Diss and Stowmarket provide a direct mainline service to London's Liverpool Street Station. More comprehensive facilities can be found in the historic cathedral town of Bury St Edmunds, which offers a full range of schooling, recreational and shopping facilities including the Arc shopping centre. Cultural amenities include the impressive Georgian Theatre Royal and the Abbey. The Heritage coast of around Southwold and Walberswick is around a 45-minute drive and the Norfolk Broads a similar distance to the north.

A charming, Grade II Listed distinctive period property extending to approximately 1,118 sq. ft., combining residential and commercial accommodation while retaining many original features. Situated in a prominent village location, it offers versatile spaces and a wealth of character, presenting a rare opportunity to enjoy comfortable living alongside a business in a highly desirable setting.

A splendid period property in the sought-after village of Botesdale, offering versatile accommodation with retained commercial use and being offered with no onward chain.

Part glazed entrance door opening through to:

SHOP/DINING ROOM. 17'3" x 17'1" (5.26m x 5.20m) Positioned at the front of the property, this attractive bay-fronted room forms the commercial element of the property and it is understood that it must remain as some form of business premises. The space enjoys excellent natural light through the large feature windows and offers generous proportions, lending itself to a variety of uses (subject to any necessary consents). Period character is evident throughout, with timbered ceilings and original detailing providing a welcoming and versatile area that could equally serve as an elegant dining room or display space depending on requirements.

KITCHEN 13'5" x 12'6" (4.10m x 3.80m) Located at the centre of the property, the kitchen features work surfaces incorporating a one-and-a-half bowl sink unit and a range of base units, including a larder for additional storage. There is space for a Rangemaster cooker, and void with plumbing ready for a washing machine. The room retains a sense of charm and authenticity in keeping with the property's period character and includes a staircase rising to the first floor.

LARDER A useful walk-in storage space situated just off the kitchen, ideal for dry goods or household items.

SITTING ROOM 11'4" x 11'1" (3.47m x 3.37m) A cosy and comfortable reception room situated at the rear of the house, perfect for everyday relaxation. The lounge benefits from its peaceful position and features period proportions and detailing.

CLOCKROOM/WC Conveniently positioned off the rear hallway, fitted with a low-level WC and wash basin with mixer tap and vanity cupboard beneath. A door leads to the rear of the property, where an emergency exit provides access across the neighbouring property, as understood by the current owner.

First Floor

DRESSING ROOM/LANDING 13'7" x 9'3" (4.13m x 2.81m) A versatile interconnecting room linking the two bedrooms, currently used as a dressing area but equally suited to use as a study, nursery, or hobby space. It retains the same sense of character found throughout the property.

BEDROOM ONE 14'1" x 11'2" (4.30m x 3.40m) A spacious double bedroom positioned to the rear of the property, with a Velux window and classic period proportions.

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BEDROOM TWO 12'8" x 9'10" (3.87m x 3.00m) A comfortable double bedroom located to the front of the property, with a window overlooking the village. A delightful space ideal for guests or family that's displays a wealth of exposed timbers and studwork.

VESTIBLE 7'1" x 6'3" (2.15m x 1.90m) A practical space offering additional storage or the potential for a compact study / nook, featuring a charming mullion window and a sink with a storage unit beneath.

BATHROOM Fitted with a bath having shower over, pedestal wash hand basin with mixer tap, and a WC.

Outside

The property benefits from an attractive frontage, featuring twin bay windows which enhance both its aesthetic appeal and natural light.

Agents Note: Please be aware that this property does not include a rear garden or private outdoor space. The emergency rear access adjoins the neighbouring property, with a right of access understood to have been granted to Crown Hill Studio; further details are available from the vendor or their solicitor.

The shop/dining room is understood to be retained as a commercial space. For additional information, please contact our Woolpit office.

SERVICES: Mains water, electric and drainage. Electric heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band D.

EPC RATING: B

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL FLOOR AREA (approx.)

Accommodation: 1118 sq.ft (103.8 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

