



The Maltings  
The Street | Botesdale | Suffolk | IP22 1BP

# LOVELY VILLAGE LOCATION



A stunning Grade II Listed property located in the sought-after village of Botesdale and brimming with character features. For those seeking a prime location in the heart of a well-served village, make sure you book a viewing for this exceptional home.

This charming house boasts four bedrooms, a generous sitting room, formal dining room, sizeable bathroom, second floor attic room, pretty garden and garage.

With fantastic connectivity to Diss, this village gem is ideal for commuters destined for London or Norwich.



# KEY FEATURES

- A Beautiful Grade II Listed Character Property, located in the Heart of the Village of Botesdale
- The Accommodation is Set Over Three Floors
- Four Bedrooms: One Bathroom and an Attic Room
- Character Features include Exposed Beams, Studwork and Inglenook Fireplaces
- Three Reception Rooms
- Kitchen with Access to the Garden
- Landscaped Garden with Pond and Summerhouse
- Separate Garage
- A Short Drive from the Train Links and Amenities of Diss
- The Accommodation extends to 1,960sq.ft
- No EPC Required

This exceptional character home enjoys an unbeatable location. Positioned along the high street of the highly sought-after village of Botesdale, this Grade II Listed 17th century property offers convenient access to all the village amenities - and there are plenty! Although not a sprawling village by any means, Botesdale (and the adjoining village of Rickinghall) is incredibly well-served, boasting a range of amenities including a supermarket, primary school, surgery and two pubs. Life in the village is friendly too, "people always stop and say hello when you're out," the current owner explains.

## History And Character

Thought to have once been the village butcher's shop, the property is believed to have been built in the 1620s and retains the characteristic features typical of its era, such as fireplaces exposed timbers and authentic cottage doors and latches. The attractive exterior boasts yellow ochre elevations beneath a slate-tiled roof, spanning three stories to offer ample living space. A striking bay window, topped with a secondary slate roof, commands attention from the front façade. The handsome property sits behind a low brick wall, with pedestrian access via a wrought iron gate which guides visitors along a tiled walkway to the front door. There is street parking to the front of the property, with further off-street parking and a garage to the property's rear.

## Step Inside

The ground floor rooms are accessible via a central hallway from the front door. On the right there is a spacious reception area, currently used by the owners as a formal dining room. The room boasts a large bay window overlooking the front of the property and an open feature fireplace. Across the hall is another sizeable front-facing reception room. While currently serving as a study, this characterful room presents plenty of alternative opportunities for use. The room also benefits from a brick surround fireplace with woodburning stove as well as a deep bay window which opens the room to plenty of natural light.





# KEY FEATURES

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There is a large, triple aspect sitting room to the rear of the property within which an impressive inglenook fireplace with large woodburner dominates. This welcoming room would be particularly delightful during colder months where you can imagine cosying up in front of the fire with your favourite book. The lovely cottage-style kitchen benefits from a well-appointed u-shaped layout and has been fitted with white Shaker-style cabinets, colourful splashback tiles and extensive wooden worktops, offering plenty of space for prep. Open shelving enhances the country-cottage charm, providing space to showcase cherished crockery, while pamment floor tiles underpin the rustic vibe. A Rangemaster induction range plus an integrated dishwasher and washer/drier are included with the sale. A door from the kitchen leads to the garden.

## Exploring Upstairs

Ascending from the hallway, stairs lead to the first floor, revealing four well-proportioned bedrooms. The principal bedroom offers practical fitted wardrobes, while bedrooms two and three feature convenient walk-in wardrobe space. A generously sized split-level family bathroom is also situated on this floor, tastefully fitted with painted wall panelling and exposed wooden floorboards. A full-sized bath with an over-bath shower and screen occupies one end of this pretty room. A further staircase leads to a generous attic room on the second floor. This space is ideal for use as a home study and provides a quiet spot away from the busier areas of the house.

## Step Outside

Outside, the pretty garden greets you with an attractive sandstone patio that curves to the end of the well landscaped garden. To the right, where a planting area has been thoughtfully incorporated into the design, sits an attractive, raised, brick-built pond. The rest of the garden is laid to lawn with a well-stocked border to the left side. A charming, elevated summer house is situated at the end of the garden, next to a practical shed/greenhouse. The owner shares how the summer house has been used as a pleasant office space during warmer months, offering a lovely place to work from home. The garden is fully secure for pets, with a striking flint wall to the right boundary and fencing to the left. The property's garage and parking area are situated at the back of the property, accessible via a pathway from the garden.























# INFORMATION

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## On The Doorstep

Botesdale is a thriving, well-loved village in north Suffolk. The county line with Norfolk is approximately three miles to the north. The village is well-served, with a supermarket, pub, hairdresser, dentist, GP surgery, café and several takeaways. St Botolph's C of E School is located in the village and was awarded 'Good' on all elements of its most recent Ofsted report. The village is also within catchment of the 'Ofsted Outstanding' Hatismere School, which is a secondary and sixth form. The village has a friendly, active community with a busy calendar of events held between the two village halls of Botesdale and the neighbouring Rickinghall, including a monthly farmer's market, drama group, kids' club, bowls club, history group and exercise classes. There are also two play parks, one of them newly refurbished and award winning, so ideal for families recreational time.

## How Far Is It To

Botesdale is located only 16 miles from the historic town of Bury St Edmunds and less than six miles south-west of the popular market town of Diss, which provides regular, direct train services into London (90 minutes). The city of Norwich is located approximately 25 miles away or 18 minutes by train from Diss Station.

## Directions

From Diss head west on the A143 and take a right on to the Bury Road. Follow the road and take a left into Rickinghall and follow the high street until you see the property on your left.

## What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [rider.dugouts.conceals](https://www.rider.dugouts.conceals)

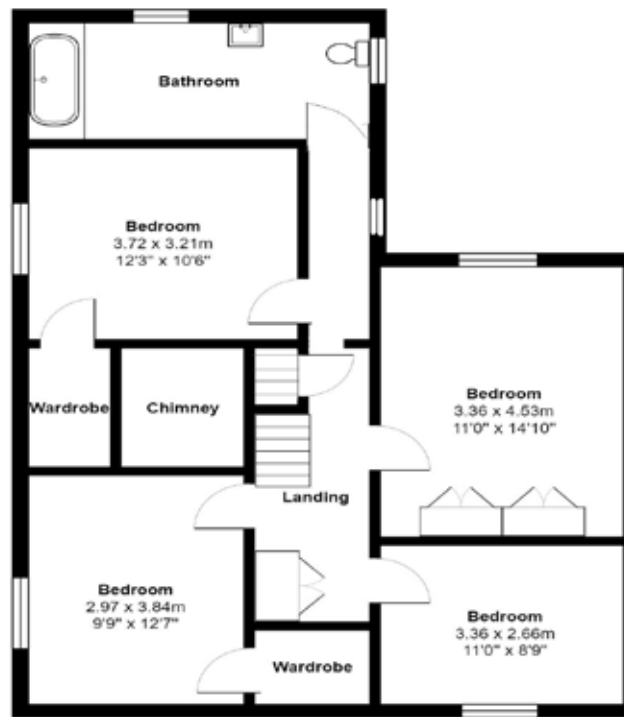
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Mobile Phone Coverage -varies depending on Network provider  
Broadband Available - Vendors use TalkTalk  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for Mobile/Broadband availability  
Mid Suffolk District Council – Council Tax Band D  
Freehold





Area: 88.7 m<sup>2</sup> ... 955 ft<sup>2</sup>



Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup>



Area: 13.4 m<sup>2</sup> ... 144 ft<sup>2</sup>

**Total Area: 182.1 m<sup>2</sup> ... 1960 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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