



Homeward
Bury Road | Hepworth | Suffolk | IP22 2PY

FINE & COUNTRY

CHARMING ENGLISH COTTAGE AND GARDEN



This bijou semi-detached agricultural cottage has much more to offer than first meets the eye, especially for lovers of a mature English cottage garden. Modernisations in the 1960s extended the living space considerably to provide a bright and roomy residence with space to work from home, either inside or in the huge garden workshop.



KEY FEATURES

- Quaint Period Cottage
- Cosy Sitting Room
- Traditional Spacious Kitchen Breakfast Room
- Two Bedrooms
- Bathroom and En Suite
- Off Road Parking
- Stunning Gardens
- Very Useful Land
- Large Workshop
- No Onward Chain

One of a pair of 19th century cottages in dusky pink under shiny black pantiles, the property was extended some decades ago to create a sunny south-facing kitchen with a bedroom above. Shielded from the road by a hedge, the property sits up a short drive with off-road parking for one car.

Step Inside

Entry through the creeper-covered pitched porch is directly into the sitting room, as is typical for a cottage of this period, and rooms lead one to another. Despite its northerly aspect, the sitting room is a bright space, helped by its white-washed walls. A brick hearth shares its chimney with the neighbouring house and although not currently in use the installation of a woodburning stove (after a visit from the chimney sweep) would be a superb upgrade for little effort.

Sociable Space

The sitting room door leads into the dining room which, in turn, is open to the kitchen after the opening up of the former rear elevation. With most of the original wall removed, this is now a large and convivial room in which to cook and converse together. The idiosyncratic kitchen – created by the very handy former owner – will delight anyone who finds modern kitchens a bit too same-y. All the cupboards, in natural pine with traditional brass half-moon pulls, are hand-built while surrounding the large Belfast sink is a unique concrete draining board and counter. There's considerable charm to this unusual, lovingly created space. The staircase is enclosed, cottage style, behind a door. Open underneath, it affords a little sitting area, a nook adjacent to the dining table which adds a sense of breadth to the room.





KEY FEATURES

Exploring Upstairs

Two good-sized double bedrooms are on the first floor, served by two bathrooms – an en-suite shower room to the sunny back bedroom and a family bathroom for the bedroom at the front of the house. A staircase, ladder style without risers, ascends from this room to a large loft, perfect for working from home or for storage.

Step Outside

The appeal of this rambling and overflowing south-facing garden cannot be overstated and will bring instant joy to the green fingered. The owners have lavished care and attention for decades on their plot and it now bulges with hundreds of varieties of shrubs and herbaceous perennials. Like all lovely gardens, there are informal divisions into different areas – a sunny seating area outside the kitchen, a pond and bog garden, a lawn, curving herbaceous borders and, of course, a vegetable patch. The outbuildings need a visit to do them justice. Of special note is a workshop, perhaps in need of a little upgrading, this is a space that will repay a little investment if you're looking for a bigger work-from-home space. There are a handful of other sheds in addition, including a new one next to the vegetable patch.

On The Doorstep

A small and rural village, Hepworth is lucky to be in the heart of the countryside, but within easy reach of essentials. The village hall offers regular events and clubs and is situated next to a recreation ground with children's playground. There are many footpaths through the village and wildlife sightings are common. Several larger settlements nearby – Barningham, Stanton (just a mile away), Walsham Le Willows and Rickingham – offer primary schools, shops and country pubs.













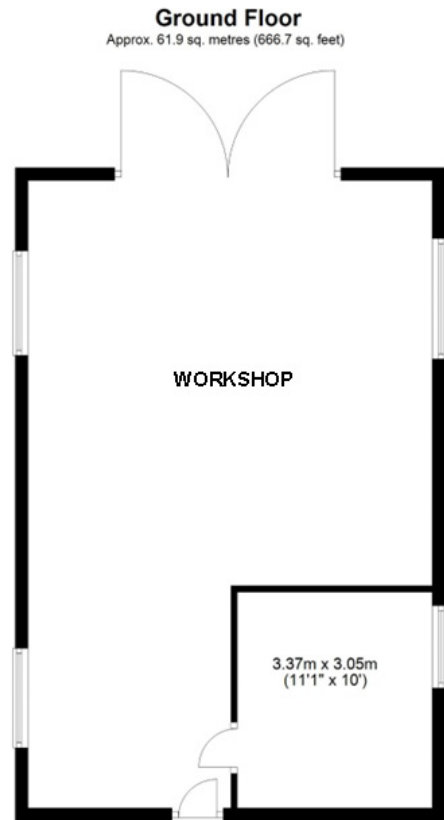








INFORMATION



Total area: approx. 61.9 sq. metres (666.7 sq. feet)

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

How Far Is It To

Hepworth enjoys an enviable position roughly equidistant from four towns which, between them, offer a wealth of urban amenities. Diss, Bury St Edmund's and Thetford can all be reached by car in 20 minutes or less while Stowmarket in under half an hour. Trains on the London-Norwich mainline reach Liverpool Street in an hour and a half from Diss and just one hour and 18 minutes from Stowmarket.

Directions

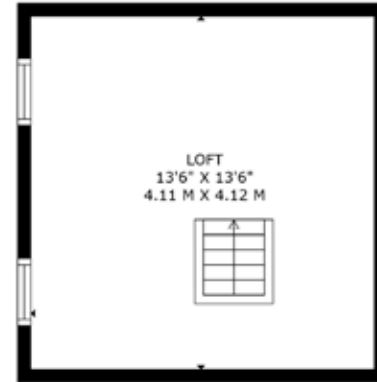
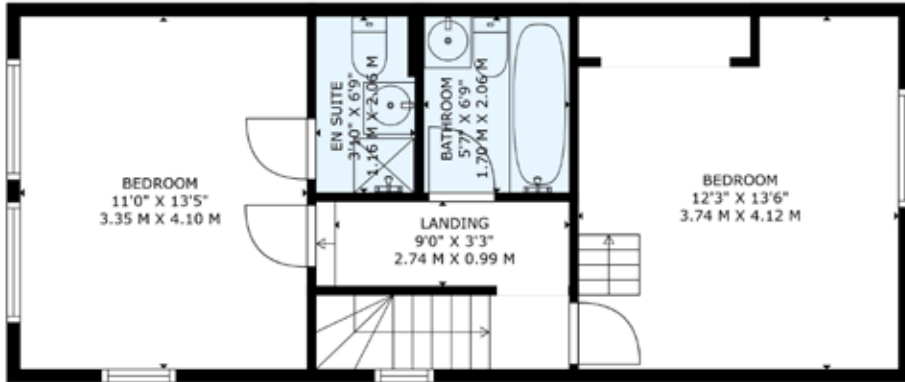
Proceed from the market town of Diss along the A143 in a westerly direction - towards Bury St Edmunds. Follow the road through the villages of Wortham and Wattisfield. There is a turning on the right-hand side signposted Hepworth - The property can be found on the left-hand side just past this turning on the main road.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... castle.dime.autumn

Services, District Council and Tenure

Oil Central Heating, Mains Water & Electricity, Private Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider.
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
West Suffolk District Council - Tax Band B
Freehold



TOTAL: 988 sq. ft, 91 m2
 FLOOR 1: 455 sq. ft, 42 m2, FLOOR 2: 455 sq. ft, 42 m2, FLOOR 3: 78 sq. ft, 7 m2
 EXCLUDED AREAS: LOW CEILING: 100 sq. ft, 10 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



Energy Efficiency Rating			
Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		
55-68	D		67
39-54	E	40	E
21-38	F		
1-20	G		

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.



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FINE & COUNTRY

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