



Rose Cottage
Hepworth | Diss | Suffolk | IP22 2PX

CHARMING COTTAGE COMFORT



This roomy stylish cottage with three bedrooms and two bathrooms – provides contemporary comfort with olde-worlde character in an easy combination. Impeccably finished throughout, there is nothing you need do beyond unpacking and sitting back to enjoy country sunsets and rural tranquillity. Heaven with No Onward Chain.



KEY FEATURES

- Charming period cottage
- Delightful village location
- Wonderful period features
- Cosy sitting room with multi-fuel burner
- Dining room
- Fitted kitchen and separate utility
- Ground floor shower and WC
- First floor bathroom
- Three bedrooms
- Excellent enclosed gardens
- Separate garage with storage loft

If you are looking for a wonderful country getaway, somewhere to escape to and enjoy the beautiful Norfolk-Suffolk border – look no further! This tip-top, immaculately presented cottage asks nothing of you except that you enjoy your time here. And, with everything on offer inside and out, your peace and happiness here is guaranteed.

Step Inside

Set back from the road, the cottage is approached through a newly redesigned front garden, a lovely spot to sit, glass in hand, and watch the sunset across the fields opposite. Entrance is from a new canopied porch into a small but bright hallway.

Living Space

The cottage is believed to date back to the 1820s, though, the ancient beams on display – especially upstairs – suggest an earlier date or perhaps that they were reused from a previous building. Either way, they add a deal of cosiness and charm here. Until the rear extension was added, the ground floor consisted of two rooms divided by a chimney stack. To the front is the sitting room, surprisingly large at approximately thirteen feet in either direction. In the brick chimney a multi-fuel burner puts out enough heat to warm the whole cottage. On the other side of the stack is the dining room, once the cottage kitchen. Divided into a C shape by the chimney, this is a room of two halves with plenty of versatility – part dining room, part study perhaps. An ancient range of unknown date sits in the hearth. It has not been lit recently but as it shares the flu with the working multi-fuel burner behind signs are good as to functionality. If you were inclined, you might look into opening out this hearth and installing a stunning double-sided burner which could be enjoyed from both rooms.





KEY FEATURES

Valuable Addition

The two-storey extension to the rear has transformed this cottage into the deceptively spacious residence you see today. A practical galley kitchen, well equipped with lots of storage and pretty touches such as the feature splashback, leads to a separate utility and from there into a ground-floor shower room. These three spaces are united by practical yet warm terracotta tile flooring.

Upstairs

An enclosed staircase (handy closet underneath) leads to the first floor where two bedrooms, a double and a single, sit above the two original rooms below. Both rooms benefit from built-in cupboards. A change in level and a turn in the landing lead to the newer part of this floor where you will find a bathroom and a third bedroom, another double, tucked into the pitch of the roof.

Outside

The rear extension affords a delightfully enclosed rear garden, totally dog-proof, with the building providing shelter on two sides. A pergola provides a lovely covered dining spot at the far end in the lee of the garage wall. With sun most of the day, and so much protection given by the buildings surrounding it, this charming garden can be used for most of the year.

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 – grazing deer, boxing hares, plenty of birds. Several larger settlements nearby – Barningham, Stanton (just a mile away) and Botesdale and Rickingham – offer primary schools, shops and country pubs, health centre and plenty of community groups and events.

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 is within 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.

























INFORMATION



Directions

Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Continue through the villages of Wortham and Wattisfield and take a right hand turn signposted Hepworth. The property will be located on the right-hand side with a Fine and Country for sale board,

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... What 3 Words Location -/// dragonfly.eaten.native

Services, District Council and Tenure

Mains Electricity, Water and Drainage, Oil Fired Central Heating plus Multi-fuel Burner.

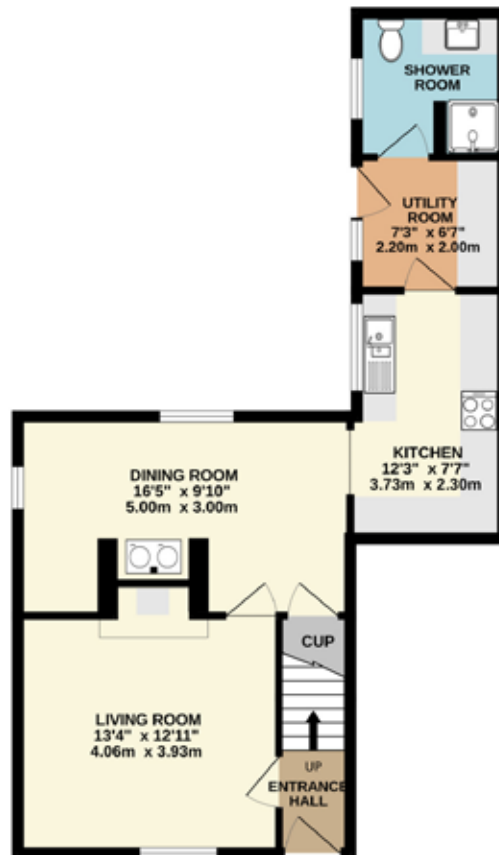
Broadband Available –Good speeds from current provider, please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider. Please see www.ofcom.org.uk - to check

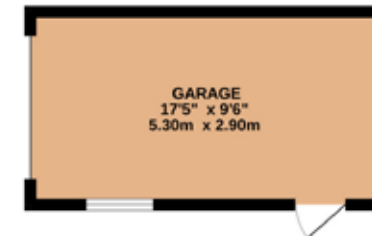
West Suffolk District Council – Band C

Tenure: Freehold

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

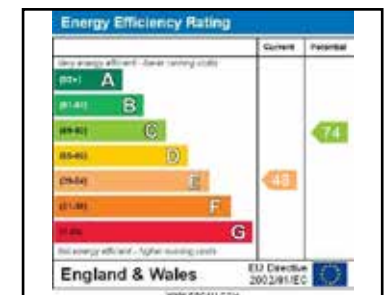


1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1067 sq.ft (99.1 sq.m) - Garage: 165 sq.ft (15.3 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



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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