



The Pink House
Redgrave | Diss | Suffolk | IP22 1RY

CHARACTERFUL AND VERSATILE



Grade II* thatched period, timber framed home with a large detached one bedroom annexe offers four bedrooms, three reception rooms and has been sensitively renovated and adapted to allow practical living for the modern family in a characterful home. Set in a traditional Suffolk village yet close enough to road and rail links for commuting to London, Norwich or Cambridge, you really can live the country set life easily here.



KEY FEATURES

- Beautiful Grade II* Listed Home
- Wonderful Period Features
- Fabulous Detached Annexe
- Popular Village Location
- Four Generous Bedrooms In The Main House
- Beautiful Fitted Kitchen Breakfast Room
- Excellent Drawing Room
- Sitting Room and Formal Dining Room
- Generous Garden and Ample Off-Road Parking

Dating from around 1485 and believed to be the oldest building in the village, the property offers plenty of original features including the beams, inglenook fireplaces, original bread oven and mullion window plus of course the timber frame. The current owners fell in love not only with the stunning property but its location being close to great schools, within just over an hour of Stansted Airport but within a village community. The home has a unique atmosphere and is a real one off with little nooks to explore yet has great versatility of use within the rooms and a wonderful flow to the house with plenty of space for family, friends, and multi-generational living.

Step Inside

The original main entrance opens to a practical hall with one of three staircases leading to the first floor. To the right of the entrance hallway is a large sitting room, with dual aspect windows making a bright airy space plus inglenook fireplace with wood burner. To the rear of the living room is a generous bathroom, complete with roll top bath and adapted to retain the integrity of this charming property. To the left of the entrance hall is the main Living Room, again with dual aspect windows and original inglenook fireplace and bread oven. This room leads to the formal dining room, currently used as a snug. Exiting the snug takes you to the newer entrance hall which connects the original thatch house to a tile roofed extension accommodating the wonderful open plan kitchen and breakfast room, with space for a large table and chairs and stairs to the first floor.

Adaptable And Airy

The Sitting Room displays a huge brick inglenook fireplace which houses a beautiful wood burner, where the current owners enjoy sitting in front of the cosy fire to read. The Sitting Room, currently used as office space, is perfect for business use having its own external door and access to the bathroom, refurbished and adapted to include a gorgeous slipper bath, and is set apart from the rest of the house so nicely. It would also work very well as a teens lounge or a gym. Stairs from here lead to a double bedroom making this wing perfect for multi-generational families, for older teens or guests. The current owners have loved how the house has grown along with their family – everyone has had their own space.





KEY FEATURES

The Living Room is the favourite room for the current owners, and their guests too – it is truly a room for all seasons. Mornings are enjoyed here with a cuppa sitting drenched in sunlight from the large dual aspect windows. This room has the original inglenook fireplace with an open fire and the original bread oven, making it a wonderful winter evening haunt with curtains closed, candles burning in the fireplace and room for friends and family to gather. Stairs from here lead to the enormous principal bedroom a with wonderful ensuite. The newer kitchen extension again has stairs leading to two bedrooms served by a family bathroom which made this perfect for teens growing up and has adapted well now for family with young children coming to stay providing everyone with space and privacy.

Holiday Or Home

The original barn was converted by the current vendor to an annexe in 2002 and this pretty annexe offers ideal space to welcome family and friends to stay and still offer everyone their privacy. There is the potential to use this as an additional revenue stream subject to planning rules of course. The generous annexe kitchen offers plenty of space for all the modern appliances yet still retains the charm of the home. The substantial living/dining room with a feature window and French doors, provide plenty of light and offer delightful views of the formal garden. Part of this room could be sectioned off to provide a second bedroom if required. The double bedroom and bathroom complete this pretty additional living space, and this again could be adapted to provide a larger bedroom and ensuite if required. Planning permission has also been previously granted for a double cart lodge to be built behind the annexe barn to the rear of the garden on the left-hand side. Mid Suffolk District Council Planning Ref Number 0395/00

Ancient And Modern

The adaptations within this beautiful, listed building have blended seamlessly the old and the new and in particular the kitchen which has been renovated and updated by the current owners to create a large farmhouse style space. The materials used reflect the sensitive efforts to retain the character of the home with bespoke units, granite countertops, and a working Rayburn range cooker housed in a brick inglenook chimney breast but are also complemented by a second modern electric cooker, and a range of integrated appliances making this a fantastic entertaining space as well as being a practical addition for modern family life. Family birthdays, Christmas dinners and a regular family Sunday lunch have been special moments in this room. Whether having breakfast before school and work or creating a culinary delight for supper with friends this kitchen has it all.









KEY FEATURES

Exploring Upstairs

With three staircases taking you to separate parts of the first floor there is a wonderful degree of space and privacy here. The stairs from the Sitting Room lead to a double bedroom with weathered timbers, and a feeling of peace here. The stairs from the main entrance lead to a wonderful principal bedroom and huge ensuite with slipper bath and characterful beams and timber floor. The newer link hallway leads to the third staircase taking you to two further good-sized bedrooms and a shower room, these rooms feel very separate to the main house and are perfect for family staying with children.

Step Outside

The property offers a wonderful wraparound garden allowing you to always find sun or shade any time of day. Set in a secluded plot of just over half an acre, including parking space for around seven cars to the rear, there are two separate areas to enjoy. The East facing cottage garden offers traditional English garden blooms including roses and boasts a great terrace, ideal for that early morning peaceful cuppa, watching the two regular visiting Muntjac deer, squirrels and birdlife. In the afternoon alfresco luncheons are enjoyed here whilst in the evening the top of the garden offers sunshine late into the day, fabulous for entertaining with the feature metal pergola as a focal point. This low maintenance, easy to keep on top of section also offers protection from the sun and peaceful atmosphere with coverage from mature trees, ideal for relaxing with a glass of wine after work and discussing the day. There is ample space for green fingered enthusiasts to plant veggies and "grow your own" here and freedom for children and dogs to roam.

On The Doorstep

Redgrave is a traditional Suffolk village with a welcoming community and offers plenty of opportunity to be part of the village lifestyle. This beautiful home is within walking distance to the local friendly pub which has picnic benches on green from which regular events are held. Events have included Morris dancers, village Christmas Carols, family barbecues and live music – something for everyone. The local brewery has a Tap Room now and is setting up a café, campsite, a dogs welcome area and even a marquee for weddings! If getting away from it is more your style there are beautiful nature trails to explore within Redgrave and Lopham Fen, with ponds and wildlife a plenty and open fields for dog walking and just enjoying the peace of the Suffolk countryside.

















The Annexe







INFORMATION



How Far Is It To....

For schooling the neighbouring village of Botesdale has an excellent primary school and from Redgrave village there is a bus to the renowned Hartismere High School. The bustling market town of Diss is a short drive away offering excellent facilities including supermarkets and independent shopping, pubs, restaurants and tea rooms, high school, sports centre and The Corn Exchange. Green space and children's play park are found at pretty Diss Mere where you can take part in water activities too. Thetford Forest is a short drive away, along with the gorgeous seaside towns of Southwold and Aldeburgh and the Suffolk coast. For commuters, Diss also offers a train station from which you can reach London Liverpool St in 1 hour 40 minutes as well as the cathedral city of Norwich in 17 minutes.

Directions

Proceed from the market town of Diss along the A1066 in a westerly direction - pass through the villages of Roydon and Bressingham. n entering the village of South Lopham take a left hand turn signposted Redgrave. Continue in the village and the property will be located on the left-hand side.

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 [///adjuster.jacuzzi.feel](https://www.what3words.com/)

Services, District Council and Tenure

Oil Fired Central Heating - 2 boilers one for the main house and one for the annexe.

Mains Electricity, Water and Drainage

Broadband Available - Fibre Broadband to the cabinet (main House), Fibre to the Barn/Annexe, current provider EE but please check www.openreach.com/fibre-checker for your chosen provider.

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

Mid Suffolk District Council - Main House Band E -Annexe Band A

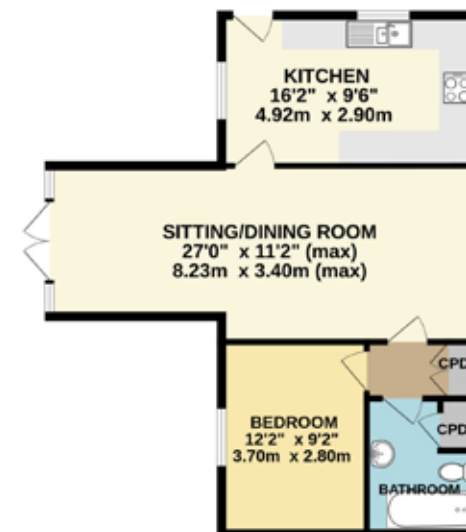
Tenure - Freehold

GROUND FLOOR
1351 sq.ft. (125.5 sq.m.) approx.

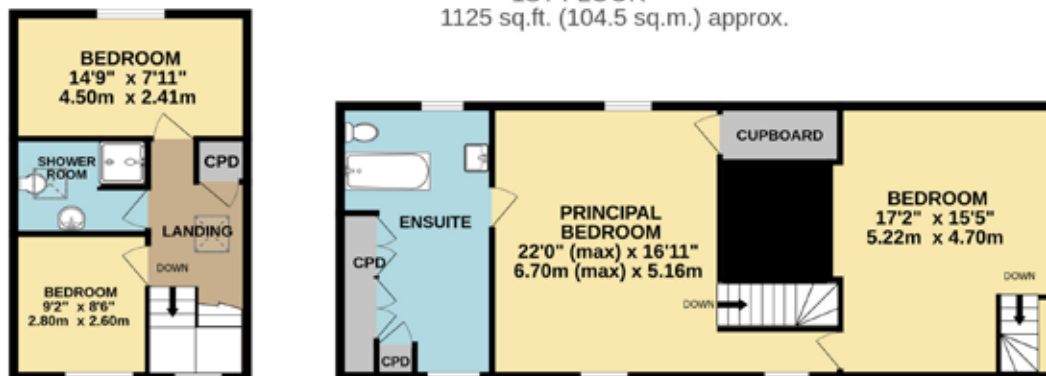
TOTAL FLOOR AREA (approx.)
Accommodation: 2497 sq.ft (232 sq.m) - Bard (Annexe) 667 sq.ft (62 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



BARN (ANNEXE)
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



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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THE FINE & COUNTRY
FOUNDATION

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