



'Characterful Period Home'
Wattisfield, Suffolk | IP22 1ND

WELCOME



For a house so full of character, it's surprising that this 17th century staging post is unlisted. Here, however, you'll enjoy all the history with none of the headache! Expansion over the centuries has resulted in ample space downstairs if you like entertaining or need to work from home, and with four double bedrooms and three bathrooms upstairs – plus a huge attic space – there's room to accommodate family and friends too.







- Fine Period House - Not Listed
- Wonderful Period Features
- Large Sitting Room, Excellent Formal Dining Room
- Spacious Breakfast Kitchen with Walk in Larder
- Utility/Boot room, cellar & storeroom
- Four Generous Bedrooms and Attic Room
- EnSuite, Wet Room and Family Bathroom
- Two Double Garages
- Around Two Acres - (stms)
- No Onward Chain

The exact history is unknown, but professional opinion says that the timber framed joinery of the beams in the oldest rooms points to the mid-17th century. There is reason to believe, though, that a Suffolk long house was here even before that. Everywhere you look, you'll see signs of the building's past such as the intriguing window in the hall with tracks above and below. Now an internal window, this is thought to have once been an opening where off sales were made from inside the coaching inn. The house has been expanded several times over the centuries and now comprises nearly 2,700 square feet - not including the very large attic room or the cellar. As the current owners enthusiastically attest, "it's the house that just keeps going!"

"We were bowled over by the character of these rooms, especially the jaw-dropping fireplaces," say the owners. They have also appreciated the generous proportions and lofty ceilings, unusual in a property of this age. Of the two oldest rooms one is currently in use as a dining room with a truly splendid inglenook. With traditional pamment underfoot, venerable beams overhead and a roaring fire in the open grate, you could not find a better setting for Christmas dinner and family gatherings. Next door is currently used as a snug and home office, though it might equally make a smaller, cosier dining room. The fireplace in here is a pretty Victorian cast-iron affair flanked by two built-in cupboards.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













At the other end of the house a magnificent triple-aspect sitting room takes full advantage of light from south-west through a tall bay window and a set of French doors, both of which afford views down the garden. A brick chimney breast houses a wood-burning stove around which to gather in winter. It's easy to imagine, though, that this room really comes into its own in summer months with doors and windows thrown open to the garden.

The large square kitchen is fitted with bespoke wooden cabinetry & black granite counter tops, Villeroy & Boch double Belfast sink, NEFF induction hob & single oven, integral Bosch dishwasher and central island. A passage with two large built-in cupboards leads to a decidedly above average utility. Larger than most kitchens, it is helpfully fitted with more cabinetry and space for extra freezers. It should be said here that storage, in general, is excellent in this house.

Stairs from the kitchen lead down to a large cellar – perfect for wine storage. A hall joins the downstairs rooms, one of which is large enough to be used as a second home office. There is also a downstairs toilet.

Upstairs a landing leads to four double bedrooms, two of which have en-suite shower rooms. The shared family bathroom, finished in pale natural stone, features a double-ended tub – a lovely place to loll at the end of the day.

Up a second set of stairs, the attic floor, a space of well over 50 feet in length, offers many opportunities especially for home-workers or hobbyists. It would also make a wonderful retreat for resident teenagers.

Approach to the property is up a long private drive, shared with a neighbour, which leads to a large turning circle. A reinforced driveway, it has lately been used to store a large RV and is suitable for horse boxes and the like. A large sunny terrace occupies a south-westerly position in the lee of two elevations – a wonderful spot just outside the kitchen from where you can look down the garden and enjoy afternoon and evening sun. A smaller sheltered area on the other side of the property is a great place to enjoy coffee in the morning.

The house sits in approximately two acres and offers plenty to occupy the keen gardener. It has operated in the past as a smallholding and has a purpose built pig shed and enclosure, in fact, the property is still registered with a CPH number (County Parish Holding). There are also raised vegetable beds, a large polytunnel, fruit cages with soft fruits, a pond with viewing deck and an orchard. Two garages, both with power supply, a number of sheds and an electrical hook up point are within the grounds.

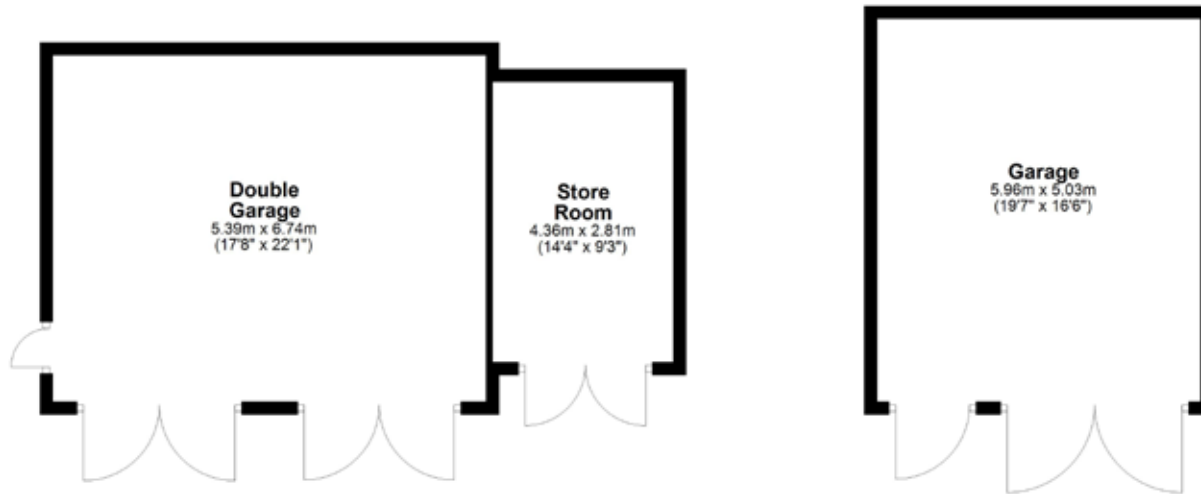
Wattisfield enjoys a well located position on the A143 providing access to the thriving communities of Rickingham & Botesdale with shops, pubs, takeaways and a health centre. Diss can be reached within a quarter of an hour from where fast & frequent trains depart on the London- Norwich mainline. Access to the A14 and Historic Bury St Edmunds with its cathedral, shopping, dining and theatre is just a 20-minute drive in the other direction.



STEP OUTSIDE

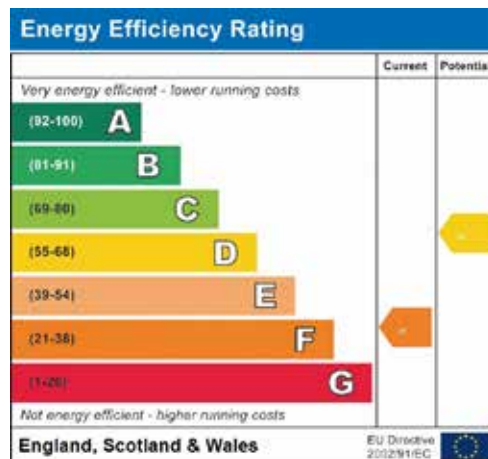
Ground Floor

Approx. 79.0 sq. metres (850.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.3 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.



Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band F

Services: Mains Water & Electricity, Private Drainage (septic tank), Oil Fired Central Heating.
New Electricity Consumer Unit installed 2020/21.

Broadband: We are informed that the current provider is BT Broadband

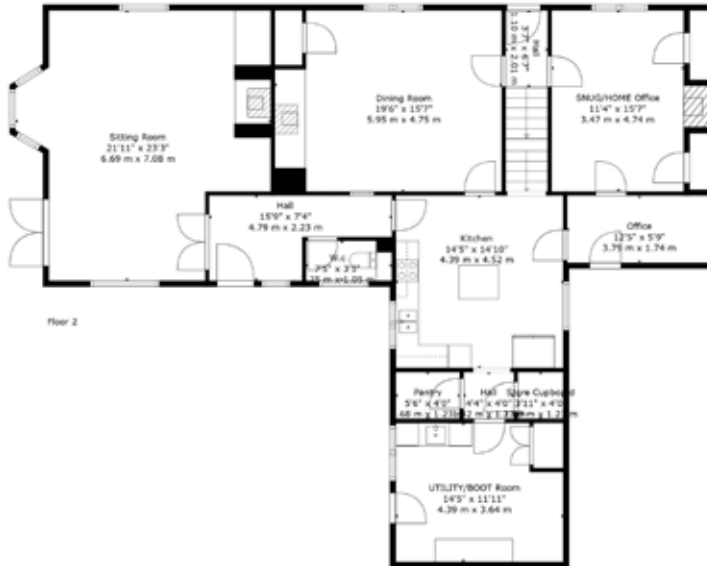
Mobile Phone/Signal Coverage - buyers will need to satisfy themselves of coverage with their mobile network of choice.

Notes - We are informed that there is shared driveway with joint responsibility with the neighbour. We are further informed that there is a restrictive covenant in place - no alcohol may be sold from the premises.

Directions: Proceed from the market town of Diss along the A143 in a westerly direction towards Bury St Edmunds. Pass through the village of Wortham and onto Wattisfield, the property can be found on the left-hand side as you enter the village.

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 - lion.email.autumn

Postcode - IP22 1ND



TOTAL: 2817 sq. ft, 262 m2
 Below Ground: 0 sq. ft, 0 m2, FLOOR 2: 1667 sq. ft, 155 m2, FLOOR 3: 1111 sq. ft, 103 m2, FLOOR 4: 39 sq. ft, 4 m2
 EXCLUDED AREAS: CELLAR: 214 sq. ft, 20 m2, ENSUITE: 29 sq. ft, 3 m2, LOW CEILING: 330 sq. ft, 30 m2,
 ATTIC: 276 sq. ft, 26 m2

Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.





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