



Mizpah  
Hinderclay | Diss | Suffolk | IP22 1HW

# RENOVATION PROJECT



This Grade II listed property is a project in need of total restoration and repair works to the structure. There is potential here for a wonderful village home with farmland views to the rear and a peaceful setting.



# KEY FEATURES

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- Grade II Listed Period House in Need of Complete Renovation
- 17th Century Origins
- Rear/Side Section in Need of a Complete Rebuild
- Fabulous Farmland Views to The Rear
- No Entry to site without the Agent
- Viewing Strictly by Appointment Only
- Originally Four Bedrooms
- Two Reception Rooms
- Useful Outbuildings
- No Onward Chain

This property dates back to the early 1700s and is of timber frame and clay lump construction on a brick base. The porch with decorative glazing is a Victorian addition. It's been given Grade II listed status as it's an early and unusually unaltered example of a symmetrical house typical of the area.

The property is remarkably untouched and the layout bears this out, on the ground floor there are two good sized reception rooms to the front with a central staircase which splits taking you up to the bedrooms either side.

There is a more recent flat roofed extension which houses the kitchen and bathroom. The other rear corner has been rebuilt in clay lump awaiting further works.

Any would be buyer will need to work closely with the Conservation Officer throughout the process of renovation to ensure that any works are in keeping.





# KEY FEATURES

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The plot here extends to over one third of an acre (stms) and backs onto open fields stretching out before you. The house itself is set well back from the road, with plenty of room for parking.

The Static Caravan currently onsite may be included if required, it has water and power connected.

Hinderclay is a lively village with an active parish council. The village hall hosts regular clubs and events including Brownies, yoga, coffee mornings, bingo and a garden club. There's also a beautiful Norman church and there are woodlands and fishing lakes found nearby. You're only two miles from Botesdale and Rickinghall with plenty of amenities including a pub and shop, as well as being close to Redgrave and Lopham Fen. Hinderclay is well positioned between Diss, Thetford and Bury St. Edmunds, so when it comes to transport links and accessibility, it offers a great balance of rural village life and convenience.





# INFORMATION

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Library Image

## Agents Notes

Tenure: Freehold

Services to site: Mains Electricity, Water & Drainage.

Directions: Proceed from the market town of Diss along Park Road and onto the A1066 and continue through the villages of Roydon and Bressingham. On entering the village of South Lopham take a left hand turn opposite the White Horse public house signposted Redgrave. On entering the village of Redgrave take a right hand turn signposted Hinderclay. Continue pass the Gressingham Duck factory and continue to bear left. Again, bear left towards Hinderclay. At the top of the incline the road bears around to the right-hand side and the property will be found on the right-hand side set back from the road.



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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.



This image is for illustrative purposes only to give an approximate indication of the boundary, buyers should themselves as to the boundary of the property.

# FINE & COUNTRY

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Fine & Country Regional Office  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

