

Upon the instructions of the Diocese of St Edmundsbury & Ipswich.

A detached four bedroom house that now requires a programme of renovation and refurbishment on the edge of the rural village of Hepworth, between Bury St Edmunds & Diss.



Guide Price

£350,000

Freehold

Ref: P7931/J

Address

**The Rectory
Church Lane
Hepworth
Suffolk
IP22 2PW**



Entrance lobby, entrance hall, 18' sitting room, dining room, kitchen, study, utility room and cloakroom.

Bedroom with en-suite bathroom, two further double bedrooms, a single bedroom and bathroom.

Driveway and attached garage.

Side and rear gardens. In all, nearly 0.25 acre.

No forward chain.

Contact Us



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www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
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Location

The property is set along Church Lane on the edge of the rural village of Hepworth. Hepworth is a popular West Suffolk village located close to the Norfolk/Suffolk border which benefits from a village hall and St Peter's Church. The neighbouring village of Stanton has a wide range of day to day services including a Co-op supermarket, pub, primary school and Hillcrest Nurseries, a plant nursery with farm shop, butchers and café.

The nearby towns of Bury St Edmunds (12 miles), Diss (11 miles) are both easily accessible via the A143 and both have train stations with services to London Liverpool Street station. Norwich is 33 miles to the north, whilst Ipswich is 29 miles to the south.

Description

The Rectory is a detached four bedroom house, occupying a generous edge of village plot with views of St Peter's Church at the rear, that is now in need of a programme of renovation and refurbishment.

In all, the accommodation extends to approximately 1,800 sq.ft (170 sqm) and comprises an entrance lobby, entrance hall, 18' sitting room, dining room, kitchen, study, utility room and cloakroom on the ground floor. On the first floor there is a landing, a bedroom with en-suite bathroom, two further double bedrooms, a single bedroom and bathroom.

Outside there is a driveway to the front of the property which leads to a parking and turning area and the attached garage, which measures approximately 5.8m x 4.8m, with up and over door and personnel door to the rear.

The Rectory benefits from a generous rear garden, with direct views of St Peter's Church and towards open countryside beyond. The rear garden comprises a central area that is laid to grass, and which is enclosed within a mixture of established hedging and fencing. The garden is interspersed with some borders which contain a variety of established flowers and shrubs. There is also a patio/walkway adjoining the rear of the property which provides access to the personnel door serving the garage.

Whilst the property benefits from a relatively modern oil-fired boiler, UPVC double glazing throughout and a kitchen that has been refurbished in recent years, it does now warrant a programme of renovation and refurbishment and given the size of the rear garden, there is potential to extend the property to the rear - subject to the necessary consents.

Structural Survey

The vendors have commissioned a structural survey by J P Chick & Partners Ltd due to evidence of cracking in the external brickwork, particularly the garage. The report concludes that "the main rectory dwelling is relatively stable and shows no obvious signs of movement..." However, "the garage has suffered isolated movement it may be associated with loading of the roof onto a small section of walling (and possibly the garage wall foundation) which is not tied to the main structure."

A copy of the Structural Survey is available to interested parties on request.













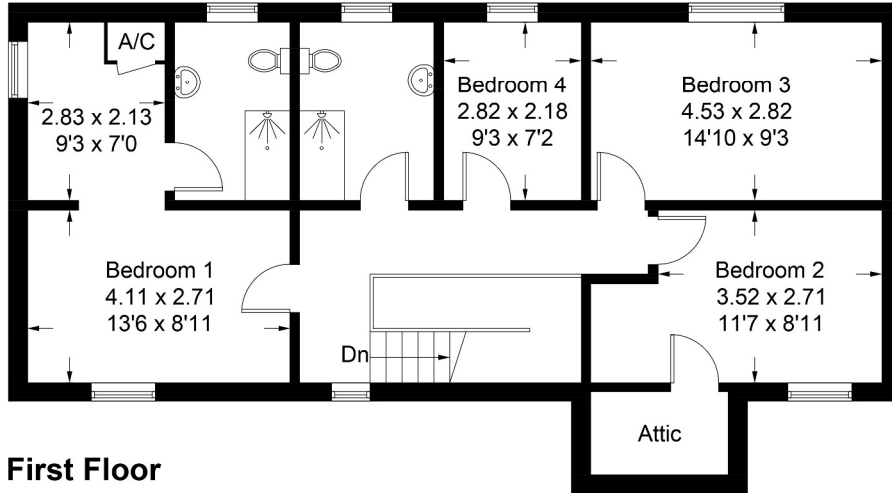


The Rectory, Hepworth

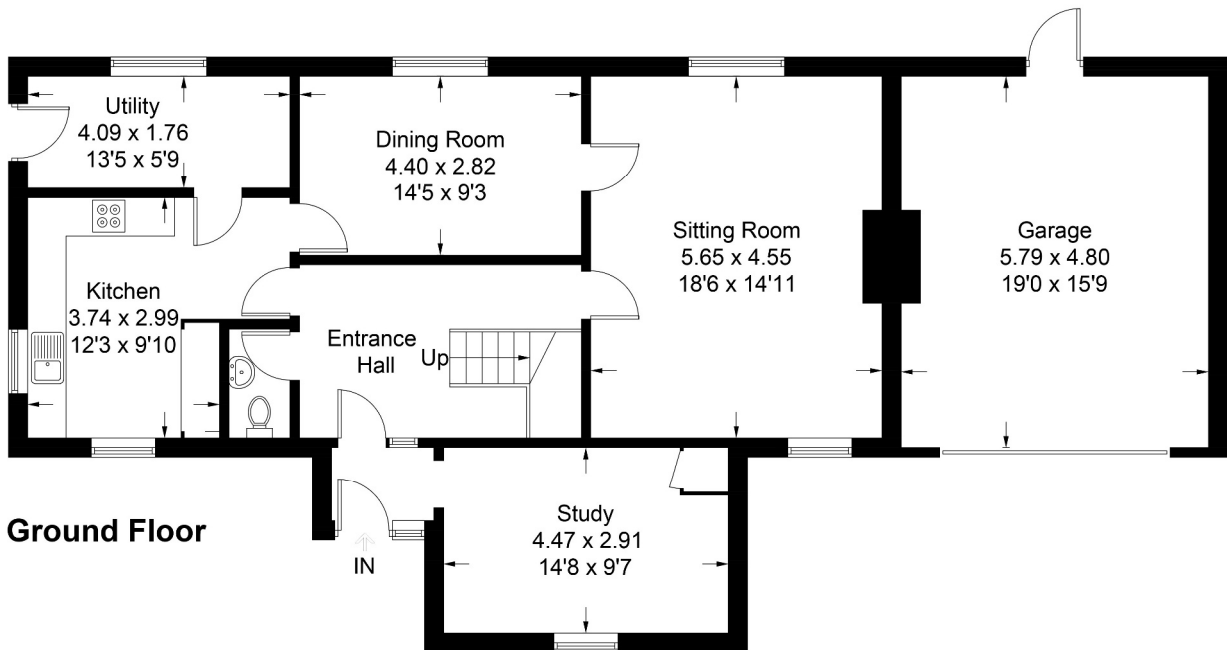
Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft

Garage = 28.0 sq m / 301 sq ft

Total = 198.1 sq m / 2132 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312084)



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired boiler serving the central heating and hot water systems.

Photovoltaic panels The property benefits from a photovoltaic panel system on the roof. These are owned by a third party, Triple Point, but will be sold, unencumbered, with the property, together with the benefit of the agreed Feed in Tariff and subsidised electricity.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (66) (Copy available from the agents upon request).

Council Tax Band F; £3,283.15 payable per annum 2026/2027

Local Authority West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU; 01284 763233

NOTES

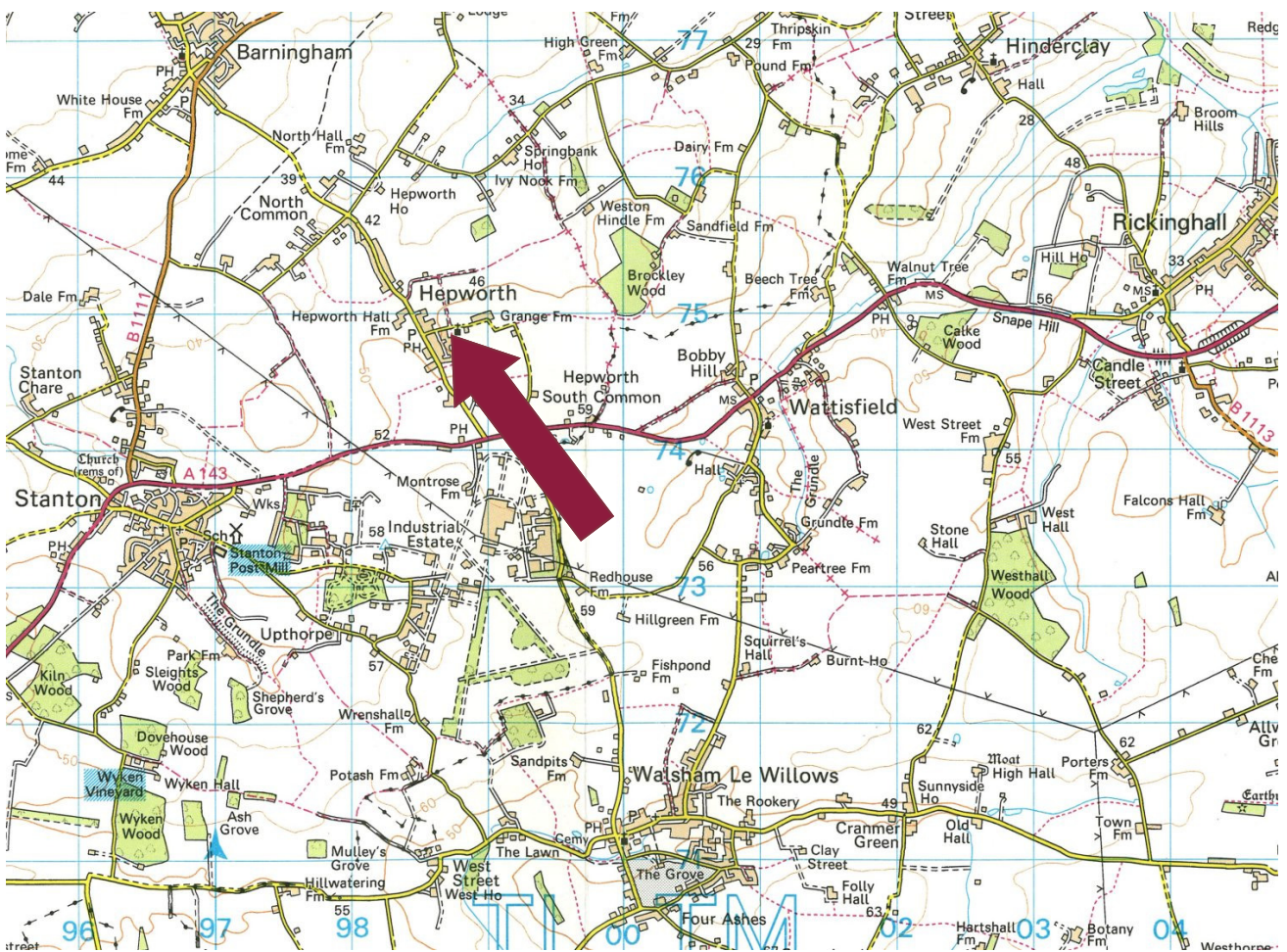
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Title to the property is not registered.

June 2026

Directions

Travelling west on the A143, proceed through Wattisfield, pass the left turning to Walsham Le Willows and take the next right hand turn to Hepworth. Take the next right hand turn into Church Lane where the property will be found on the right hand side just before the church.

For those using the What3Words app: [///coconuts.conquests.hunk](http://coconuts.conquests.hunk)



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