



5 Stud Cottages
Riddlesworth
IP22 2TE

twgaze



Guide Price £499,950



- Attractive flint-fronted semi-detached cottage dating from the 1820s
- Forming part of the historic Riddlesworth Hall Estate
- Peaceful rural setting at the end of a private driveway
- Approximately 1,720 sq ft of accommodation
- Impressive inglenook fireplaces with wood-burning stoves
- Ample private driveway parking
- Fully insulated home office, ideal for home working or a studio
- **Viewing advised to appreciate the setting**

Location

Occupying a delightful rural position at the end of a private driveway, this attractive flint-fronted semi-detached cottage is understood to date from the 1820s and originally formed part of the historic Riddlesworth Hall Estate. The property enjoys a peaceful setting surrounded by open countryside whilst remaining conveniently placed for the market towns of Diss, Thetford and Bury St Edmunds. Diss, approximately nine miles away, provides an excellent range of day-to-day amenities together with a mainline railway station offering regular services to Norwich and London Liverpool Street.

Property

Extending to approximately 1,720 sq ft, the cottage retains much of its original character with exposed timbers, traditional fireplaces and well-proportioned accommodation arranged over two floors. The entrance porch leads into a farmhouse-style kitchen fitted with a range of wall and base units, breakfast bar and space for a range cooker, with an opening into the dining room, creating an ideal space for everyday family living. The dining room is centred around an impressive brick inglenook fireplace with wood-burning stove and exposed floorboards, adding to the property's period appeal. The living room is a particularly bright reception room, enjoying a dual aspect and another attractive brick fireplace with wood-burning stove. To the rear, the garden room provides an excellent additional reception space, taking full advantage of the outlook over the gardens. A practical utility room offers further storage and appliance space and is complemented by a ground floor shower room. A separate family bathroom serves the remainder of the accommodation.



There are four bedrooms in total. Two generous double bedrooms are situated on the ground floor, one with fitted wardrobes, whilst the first floor provides a further double bedroom with fitted wardrobes together with a fourth bedroom, ideal as a nursery, dressing room or study. The property benefits from electric heating, private drainage and is offered with freehold tenure.

Outside

Approached via a private road, the property occupies a generous plot with ample off-road parking leading to a garage, workshop and a range of useful outbuildings. The front gardens have been attractively landscaped with areas of brick weave, patio and shingle, interspersed with established planting, shrubs and seasonal flowers. A timber pergola creates a charming seating area, providing an ideal place to enjoy the peaceful surroundings. The rear gardens are divided into two distinct areas. The principal garden is laid mainly to lawn and enclosed by mature trees and hedging, with a generous paved terrace providing an excellent space for outdoor dining and entertaining. Beyond this, a productive kitchen garden includes raised vegetable beds, a small wildlife pond and garden shed. A valuable recent addition is the fully insulated home office, offering an excellent space for those working from home, running a business or seeking a separate studio or hobby room, all whilst enjoying the tranquillity of the garden.

Services: Mains water, and electric are connected to the property. Private Drainage.

How to get there: What3words:

///following.intruders.nearing

Council Tax Band: A

Tenure: Freehold

Viewing: Strictly by appointment with TW Gaze

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20266











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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

prop@twgaze.co.uk

www.twgaze.co.uk

