



Virginia Cottage
The Street | Botesdale | Suffolk | IP22 1BZ

 FINE & COUNTRY

A PAST AND A FUTURE



This enchanting part timber-framed 3/4-bedroom period home with independent 1-bedroom annexe offers a rare blend of historic charm and modern flexibility. With approximately 0.23 acres (stms), the property enjoys an established setting in a popular and well-served village that has remained beautifully unchanged over the years yet is close to amenities and rail links.



KEY FEATURES

- Wonderful Period Home with One Bedroom Annexe
- Popular and Well Served Village - Within the Conservation Area
- Three/Four Bedrooms (Main House)
- Two Bathrooms (Main House) plus Bathroom in Annexe
- Spacious Sitting Room - Formal Dining Room
- 0.23 Of An Acre (stms)
- Garden Log Cabin - Ideal Home Office
- Garage
- No Onward Chain

This is a home with history, flexibility, and a future to grow into. The property can adapt to your lifestyle, whether you're hosting, working from home, or accommodating extended family and this is all offered with the enduring charm of a period property in a truly peaceful setting.

Step Inside

Rich in character features, the home showcases the warmth and individuality of its heritage, thoughtfully enhanced by a sympathetic extension that creates a spacious and highly adaptable living environment. The dual aspect formal dining room provides the perfect setting for grown-up dinners, special occasions, and the ceremony of Christmas lunch, large enough to seat the whole family but still with a cosy feel. Whether creating lunches for the masses or an intimate luncheon for two the kitchen offers all you need with double fan oven, ample storage, and generous worktop space, all finished in a pretty blue adding a pop of personality. The spacious sitting room sits in the very centre of the home, retaining original beams and inviting relaxed evenings, whether entertaining guests or unwinding by the cosy brick surround open fire. The home was extended in 2007 to create a light filled garden room, accessed from the lounge via double-aspect doors, opening seamlessly onto the rear garden, creating a wonderful connection between indoor and outdoor living. Bathed in natural light, this bright and sunny space is finished with elegant stone flooring and provides an exceptional setting for entertaining or relaxed everyday enjoyment. Above the lounge, a generous and characterful room offers impressive versatility. The exposed beams were added to echo the heritage of the original house, and this space is currently arranged as a home office for two, yet could effortlessly transform into an additional bedroom, a private cinema room, or a relaxed den for teenagers to study and unwind.

Welcome One And All

A self-contained annex presents an ideal solution for single storey multi-generational living, whether for older relatives, adult children, teenagers yearning for independence or long-term guest accommodation. With its own front door accessed from the rear patio, this aspect of the property can be completely independent, however it can also be accessed via the main house offering a feeling of connectivity.





KEY FEATURES

The annexe offers a kitchenette with butler's sink and space for dishwasher, washing machine and tumble-dryer, a bathroom with shower and a generous lounge, beautifully bright with an airy atmosphere due to double aspect windows. The spacious bedroom is currently repurposed as a music room highlighting the potential for private workspace or perhaps supplementary income as a B & B or Airbnb, depending on your needs and subject to consents.

Explore Upstairs

In the main house, stairs lead to the first-floor landing from which three well-proportioned double bedrooms and two bathrooms are found, offering comfortable sleeping accommodation for family life. The bedrooms on this floor offer exceptional flexibility and can be easily adapted to suit a variety of lifestyles. In addition to comfortable sleeping accommodation, they lend themselves perfectly to use as home offices, creative spaces, or extra TV lounges, allowing the layout to evolve effortlessly with changing needs.

Step Outside

The outdoor space itself is equally appealing, extending to 0.23 acres (stms) and offering a substantial garage, a delightful mix of lawn, mature planting, and areas to relax or entertain. Unusually for a property of this age within Botesdale, the house enjoys the rare advantage of a private front garden, set back from the road to create an immediate sense of space, privacy, and arrival, and has parking for up to four vehicles in the rear driveway off Chapel Lane. To the rear, a generously proportioned enclosed garden provides a safe and secure environment for children and pets, while also offering an ideal backdrop for gatherings or peaceful relaxation. The back garden is further enhanced by two separate patio areas, each offering a secluded and tranquil setting, perfectly suited to al fresco dining or relaxed outdoor entertaining throughout the warmer months. A cleverly positioned hot tub sits behind picket fencing under a porch roof and makes a special place to relax, undisturbed. Designed for ease of maintenance, the garden equally presents exciting potential for those with a passion for gardening to further enhance and personalise the landscape, with two greenhouses and a shed to start you off. Complementing this further is a garden log cabin, with electricity supply, a main room, second room and mezzanine. Perfectly positioned within the grounds it provides a tranquil and inspiring workspace, ideal for home office remote working, creative pursuits, or running a business from home whilst maintaining separation from the main house.





































INFORMATION



On The Doorstep

The property is ideally positioned to enjoy the convenience of excellent local amenities, including the highly regarded Back Hills Health Centre, just a short two-minute walk away. Families are particularly well catered for, with Botesdale & Rickinghall Pre-School located within a one-minute walk, and St Botolph's CEVCP Primary School just moments further. Rated "Good" in May 2023, the school offers a welcoming environment alongside playing fields and breakfast and after-school clubs. For secondary education, the area is served by the well-regarded Hartismere School, a highly rated state school with a thriving sixth form and specialist Music Academy status, along with sporting opportunities and convenient school bus pick-up points in the village. Botesdale and neighbouring Rickinghall offer a selection of everyday amenities, including two popular pubs, a well-stocked Co-op supermarket, a hair salon, and a choice of takeaway options.

How Far Is It To...

Botesdale is further supported by reliable bus routes providing easy access to both Diss and Bury St Edmunds, enhancing its appeal for commuters and families alike. The bustling market town of Diss is just 6.5 miles away, providing a variety of shops, supermarkets, restaurants, a weekly market, and a mainline railway station with direct trains to London in under two hours. Bury St Edmunds can be reached in around 30 minutes offering dining, shopping, and cultural attractions including the Abbey Gardens where events are run throughout the year and the university town of Cambridge is just an hour away. There is good access to the A14 dual carriageway linking the east coast ports and the Suffolk coast is within easy reach for beach lovers.

Directions

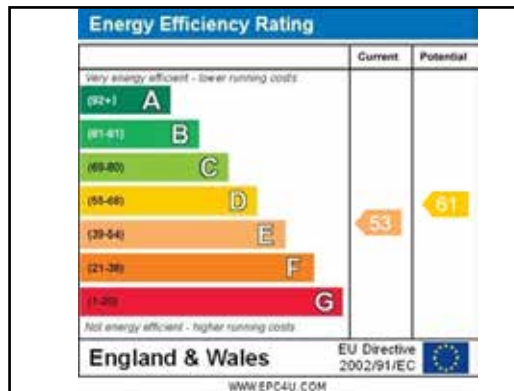
Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds - take a right hand turn signposted Botesdale and Rickinghall. On entering the village of Botesdale the property will be found on the left-hand side.

What 3 Words Location -

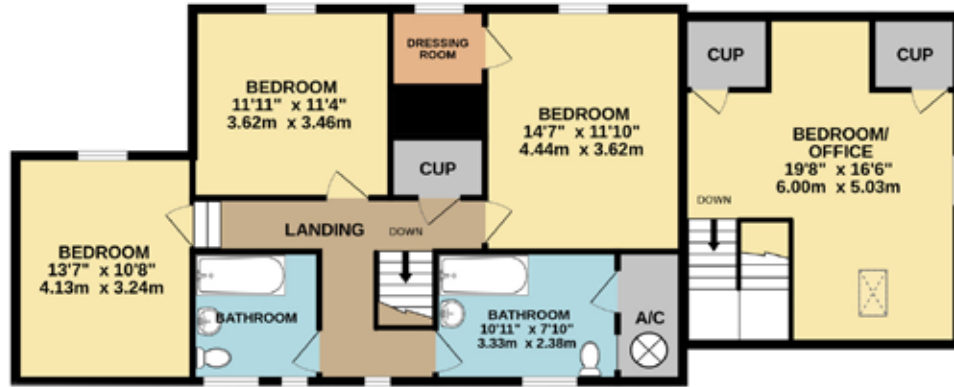
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [/////panel.lotteries.floating](http://panel.lotteries.floating)

Services, District Council and Tenure

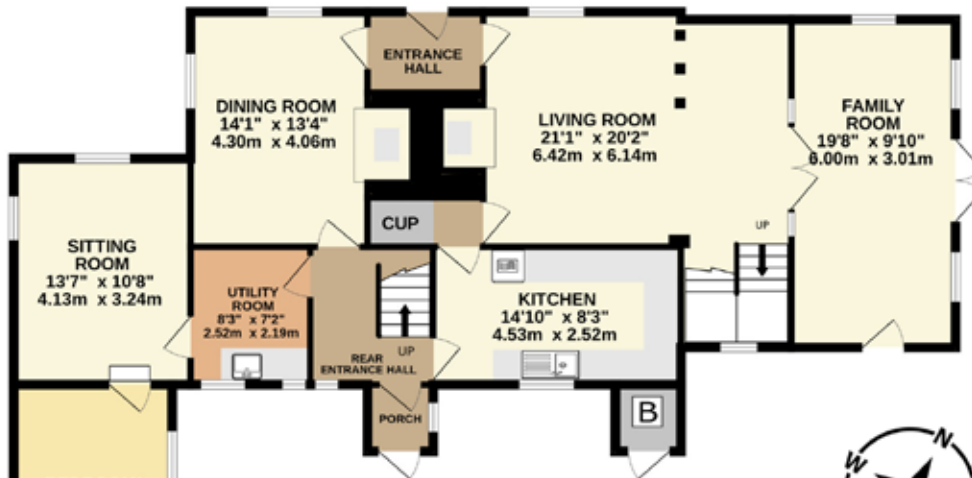
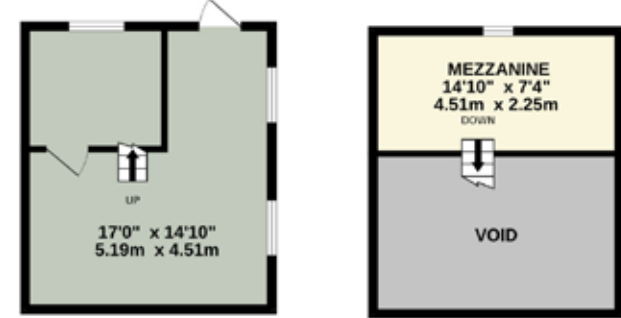
Oil Fired Central Heating
Mains Electricity, Water & Drainage
Broadband Available - Full fibre to the property but please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Mid Suffolk District Council - Band E - Freehold



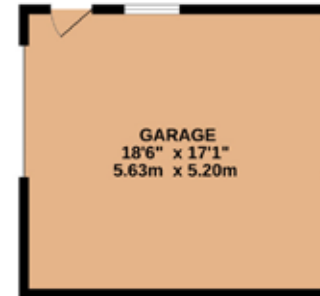
1ST FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



GARDEN HOUSE
252 sq.ft. (23.4 sq.m.) approx.



GROUND FLOOR
1374 sq.ft. (127.7 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 2486 sq.ft (230.9 sq.m.) - Garage/Outbuildings: 1063 sq.ft (98.8 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.

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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FOUNDATION

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

