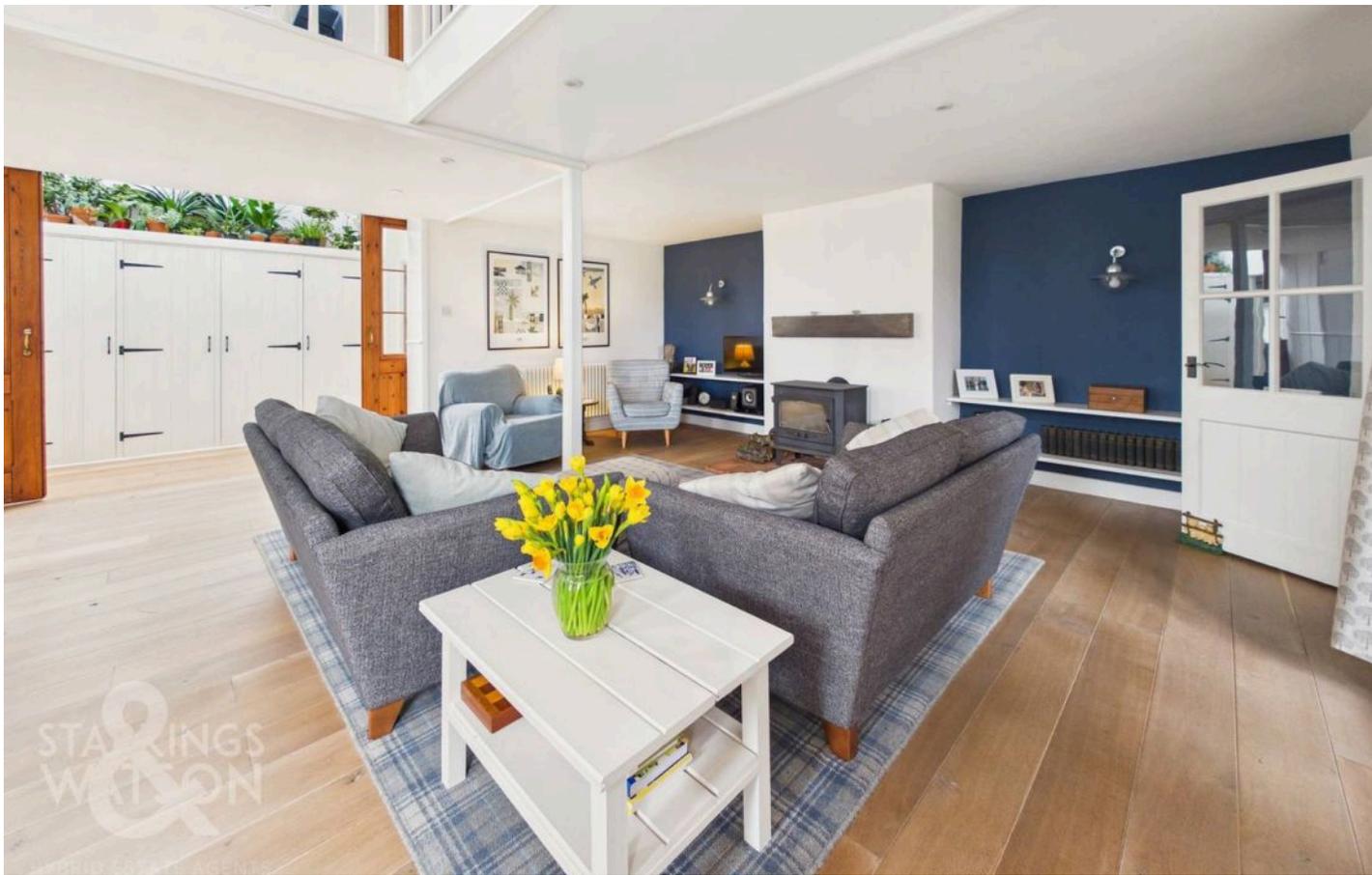




Long Green, Wortham - IP22 1PU



## Long Green

Wortham, Diss

This exceptional FIVE BEDROOM DETACHED former chapel conversion offers a unique blend of CHARACTER, SPACE, and CONTEMPORARY LIVING in an outstanding village location. Sympathetically extended and beautifully presented throughout, the property provides almost 2,000 square feet of FLEXIBLE ACCOMMODATION (STMS), ideal for modern family life. The heart of the home is the STUNNING 29' main reception space, featuring a full height ceiling that showcases the building's original architecture whilst flooding the room with natural light. A separate kitchen/dining and family room leads off with the main reception creating a sociable hub, perfect for both every-day living and entertaining. The versatile layout, arranged over two floors, allows for up to FIVE BEDROOMS or a combination of bedrooms and workspaces depending on preference. Two well-appointed bathrooms, one on the ground floor and one the first floor as well as a convenient ground floor W/C and adjoining utility completing the interior offering, which has been thoughtfully renovated to an exceptional standard, blending period charm with modern finishes. Externally, the property enjoys beautifully kept rear gardens with a SOUTHERLY ASPECT that provide a tranquil retreat, ideal for relaxing or hosting gatherings. The gardens are thoughtfully landscaped, incorporating seating areas, mature planting, level lawns and a large vegetable plot all of which is



perfect for families and keen gardeners alike. A private DIVEWAY offers AMPLE PARKING for several vehicles, ensuring convenience for residents and visitors. The house is set back off common land, affording a sense of privacy and a picturesque outlook, while the village setting delivers a wonderful sense of community and access to open countryside. This is a rare opportunity to acquire a truly individual home that combines striking architectural features with generous outside space, all within an exceptional and sought-after location.

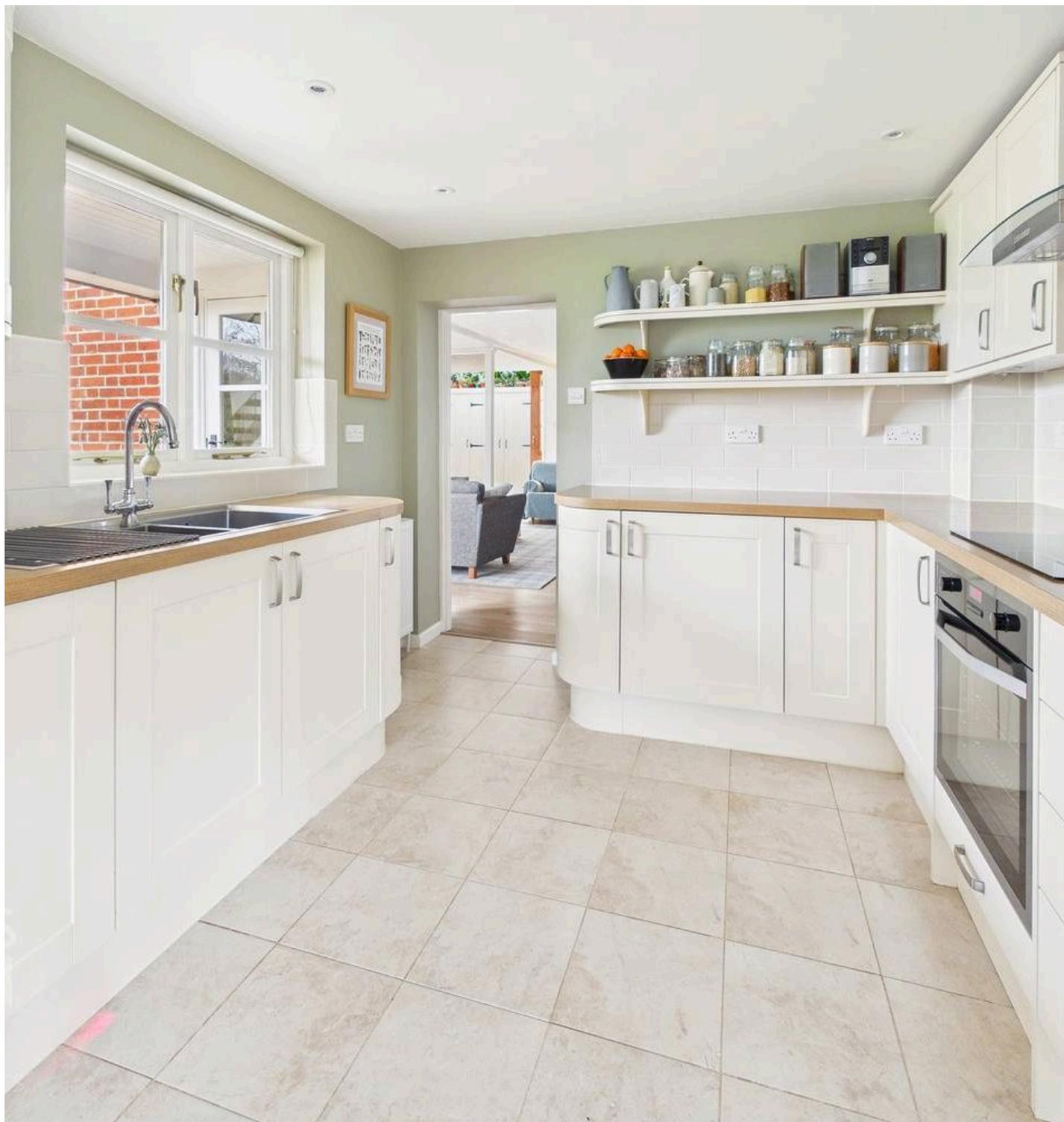
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Detached Former Chapel Conversion
- Extended & Beautifully Presented Accommodation
- Almost 2000 SQFT Internally (stms)
- Stunning 29' Main Reception Space With Full Height Ceiling
- Separate Kitchen/Dining/Family Room
- Flexible Layout With A Possible Five Bedrooms Over Two Floors
- Two Bathrooms & W/C
- Beautifully Kept Rear Gardens & Driveway Parking

Wortham is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but also with good access to amenities. The nearby villages of Botesdale and Rickinghall offer local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 which leads



to the Midlands and main motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling of all levels, sporting and recreational facilities, including rugby, cricket and football clubs, along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

#### SETTING THE SCENE

Approached via the common land with a right of access there is then a private shingled driveway with parking for multiple vehicles. The Driveway provides access to the rear garden as well as to possible entrances into the house from the front. There are well kept front gardens with planting borders as well as the oil tank and lovely views across the common land to the front.

#### THE GRAND TOUR

Entering the house via the main entrance door to the front, there is a porch entrance with tiled flooring and space for coats and shoes, this leads through to the impressive 29' main reception space currently configured to offer sitting and dining areas. This room has stunning proportions with a full height ceiling, multiple aspects allowing plenty of natural light as well as wooden flooring and a feature woodburner. An impressive staircase also leads to the galleried landing. Via a set of double sliding doors to the left there is a hallway with plenty of built in storage that provides access to two generous bedrooms and a shower room. To the front is a double room currently used as an occasional room with its own access to the outside. Adjacent is a comfortable double room again with a range of built in wardrobes and cupboards. To the end of the hall is a small lobby with more storage options and a door into the modern shower room. The shower room provides a double rainfall shower, w/c and hand wash basin. Heading in the other direction from the main reception space you will find the open plan kitchen/family room. The kitchen has been well fitted with a range of wall and base level units with wooden worktops over as well as various integrated appliances to include; electric oven, induction hob, dishwasher and fridge. The kitchen flows into the dining and family space which is again flooded with light with a dual aspect and double doors onto the rear garden. There is also a woodburner and tiled floor with a door into the adjacent utility room. The utility benefits from further base level storage with a second sink with water softener and wooden worktops with space and plumbing for further white goods. There is a side door to the garden and a door to the cloakroom/ W/C.

Heading up to the first floor landing there is a wonderful vista from the galleried landing area with space for a sofa or even a work desk. The landing provides further built in storage as well as access to the three ample bedrooms and a bathroom. The smallest bedroom is currently used as an office with a double room adjacent ideal for guests. The family bathroom offers a four piece suite with corner bath, w/c, hand wash basin and shower. The generous main bedroom is found at the end of the landing with an excellent dual aspect to front and rear with wonderful views over the common land.

#### FIND US

Postcode : IP22 1PU

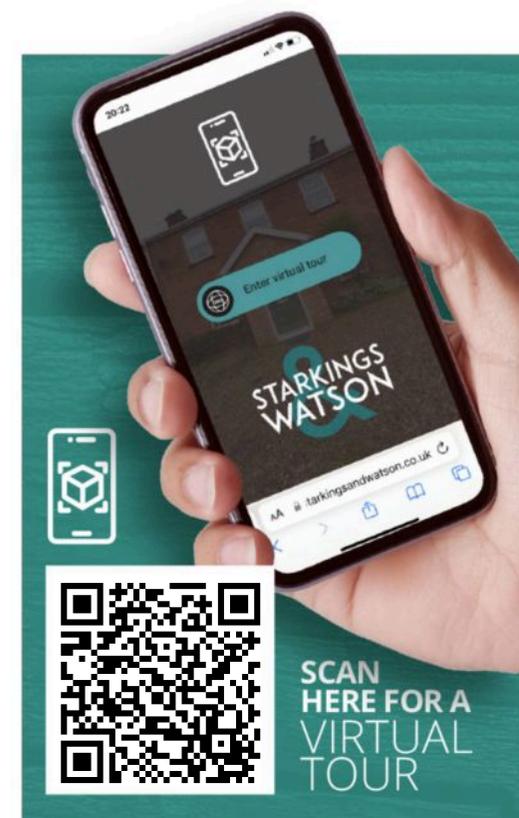
What3Words : ///tutorial.equal.curries

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Buyers are advised the house is accessed using a right of access over the Common Land to the front. The house is heated via oil fired central heating with drainage provided by a septic tank. Mains electricity and water are connected.



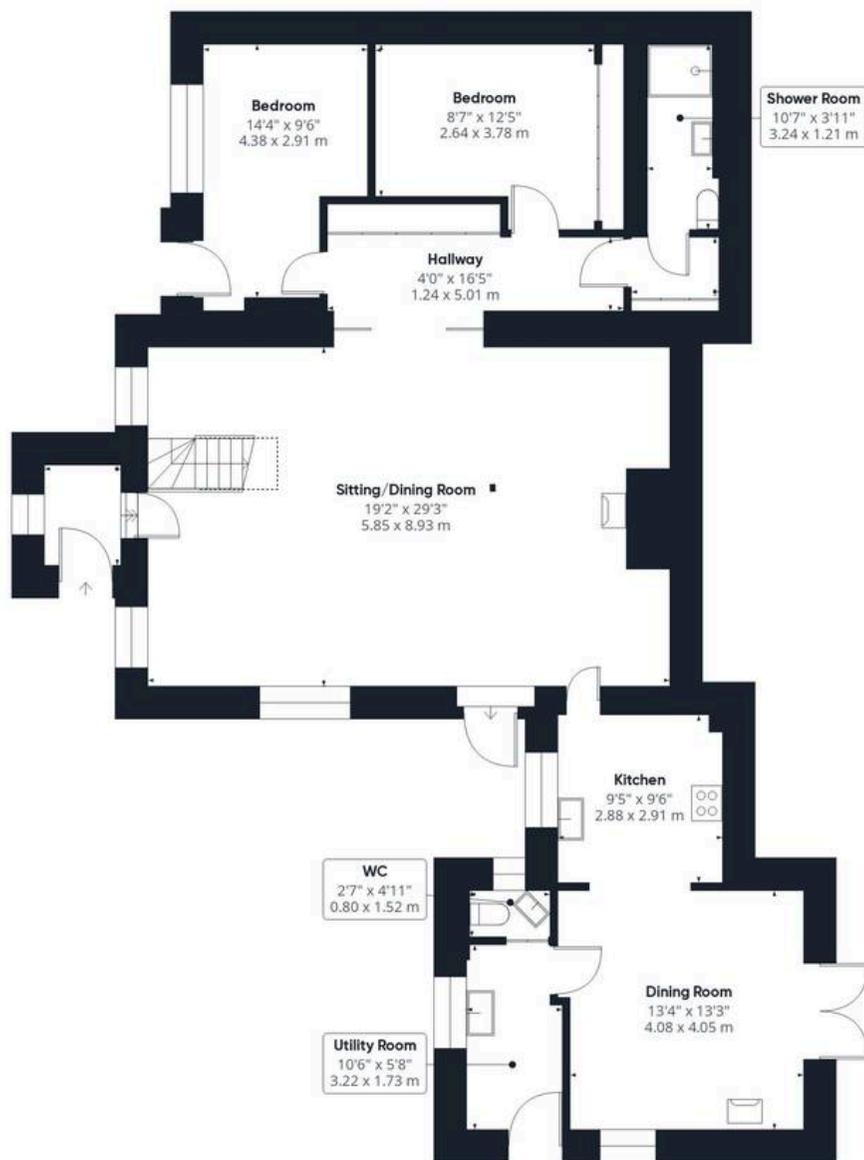




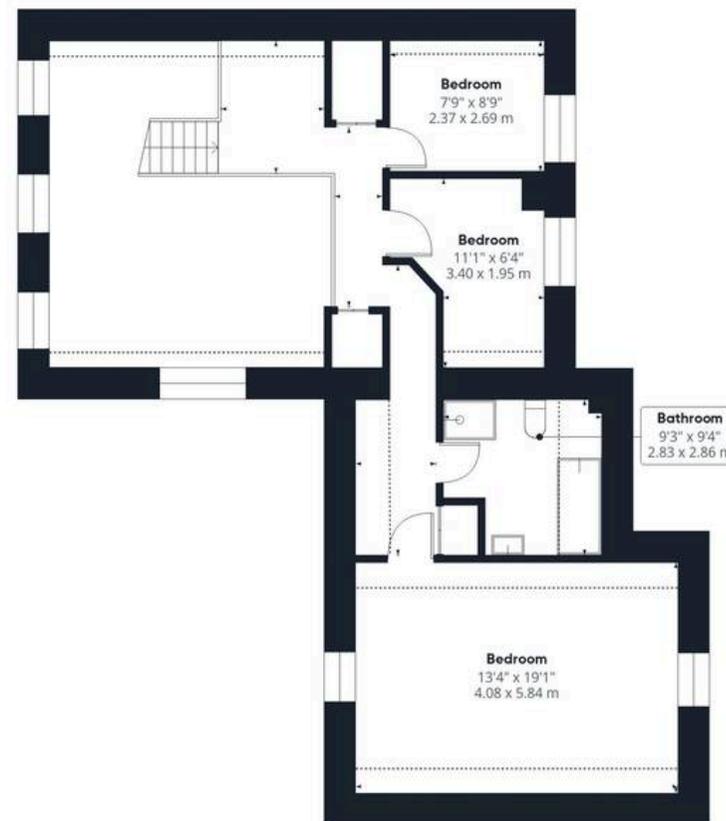
## THE GREAT OUTDOORS

The beautifully kept rear garden offers a private and sunny space with a southerly aspect. The plot extends to approximately 0.2 acres (stms). You will find generous paved patio areas ideal for outside dining flanked by well stocked borders. There is a central lawn again surrounded by shrub bed borders and a pathway leading to the vegetable garden to the rear with raised planting beds, polytunnel and timber sheds. The rear garden also provides a useful EV Car Charger.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1993 ft<sup>2</sup>  
185.2 m<sup>2</sup>

**Reduced headroom**

115 ft<sup>2</sup>  
10.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.