Virginia Cottage The Street
Botesdale
IP22 1BZ

twgaze

HOOVER
Guide Price £550,000

- *No Chain*
- Characterful period home with well-proportioned accommodation in convenient village location
- Spacious central sitting room with exposed beams and open fireplace
- Dual aspect dining room and fitted kitchen, flexible additional reception room/home office/bedroom
- Light-filled garden room with direct access to the garden
- 3/4 bedrooms and two bathrooms in the main house
- Self-contained one bedroom annexe with kitchenette, shower room and sitting room
- Private front garden and enclosed rear garden - approximately 0.23 acres (stms)
- Detached garden cabin with electricity, 2 rooms and mezzanine
- Rear driveway, substantial garage and parking for up to four vehicles

Location

Virginia Cottage enjoys an enviable position, sitting centrally within the ever popular and sought after village of Botesdale. The joined villages of Rickinghall and Botesdale are host to a surprising range of local amenities including a primary school, health centre, local supermarket, post office, public houses, newsagent, Chinese restaurant and take-away food outlets. The historic town of Bury St Edmunds lies around 15 miles southwest with access to the A14 connecting to Cambridge and the Midlands beyond. The market town of Diss (7 miles) has a train station providing regular intercity rail access to Norwich, Ipswich and London Liverpool Street and provides provides extensive local and national shopping, with a wide range of social and leisure amenities. It is within the catchment area for Hartismere High School, Eye (with 6th form) and the buses serve the school from the village. The undulating countryside, fens and quiet lanes surrounding Botesdale and Rickinghall are ideal for walkers and cyclists.

Property

A characterful and adaptable period home which has been thoughtfully extended to provide well-proportioned accommodation with a layout suited to both family life and those requiring additional independent space. The main entrance leads into the central sitting room, which forms the heart of the house and retains exposed beams and a brick-surround open fireplace. From here, glazed doors lead into the garden room, a later addition which provides an excellent second reception area. With windows and doors overlooking the garden, stone flooring and plenty of natural light, this room works particularly well as an informal sitting or dining space. The separate dining room is dual aspect and offers a comfortable setting for both everyday meals and larger gatherings. The kitchen is fitted with a range of blue cabinetry, providing good storage and preparation space, together with a double fan oven. A further room above the sitting room is currently arranged as a home office but offers alternative uses; it could provide an additional bedroom, playroom, study, cinema room or family snug, depending on requirements. On the first floor of the main house, there are three double bedrooms together with two bathrooms. The bedrooms are well proportioned and offer flexibility beyond their current use, including the potential for home working or additional family living space.

The property also benefits from a self-contained annexe, which provides an excellent degree of flexibility and the possibility for extra income by use as a B&B or Airbnb (subject to any consents). It has independent access from the rear patio but can also be reached from the main house, making it suitable for a relative, older child, guest accommodation or those looking to create a separate working area. The annexe comprises a kitchenette with butler sink and provision for a dishwasher, washing machine and tumble dryer, together with a shower room, dual aspect sitting room and generous bedroom. The bedroom is currently used as a music room but could easily be adapted to suit individual requirements.

Outside

The property occupies approximately 0.23 acres (stms) and enjoys gardens to both the front and rear. The private front garden is a notable feature, particularly given the property's position within Botesdale, providing a good degree of separation from the road. To the rear, the enclosed garden is predominantly laid to lawn with established planting and two separate paved seating areas. A covered area houses a hot tub and provides a private spot for outdoor relaxation. The garden also includes two greenhouses, and a garden shed, with scope for further landscaping and planting if desired. Accessed from Chapel Lane, the rear driveway provides parking for up to four vehicles and leads to a substantial garage. A separate garden cabin provides useful additional accommodation and includes electricity, a main room, second room and mezzanine. It is currently well suited to home working, hobbies or creative use and offers a useful degree of separation from the main house.

Services: Oil-fired central heating. Mains electricity, water and drainage. Full fibre broadband is available to the property.

How to get there: What3Words ///panel.lotteries.floating

Council Tax Band E

Viewing: Strictly by appointment with TW Gaze

Tenure: Freehold

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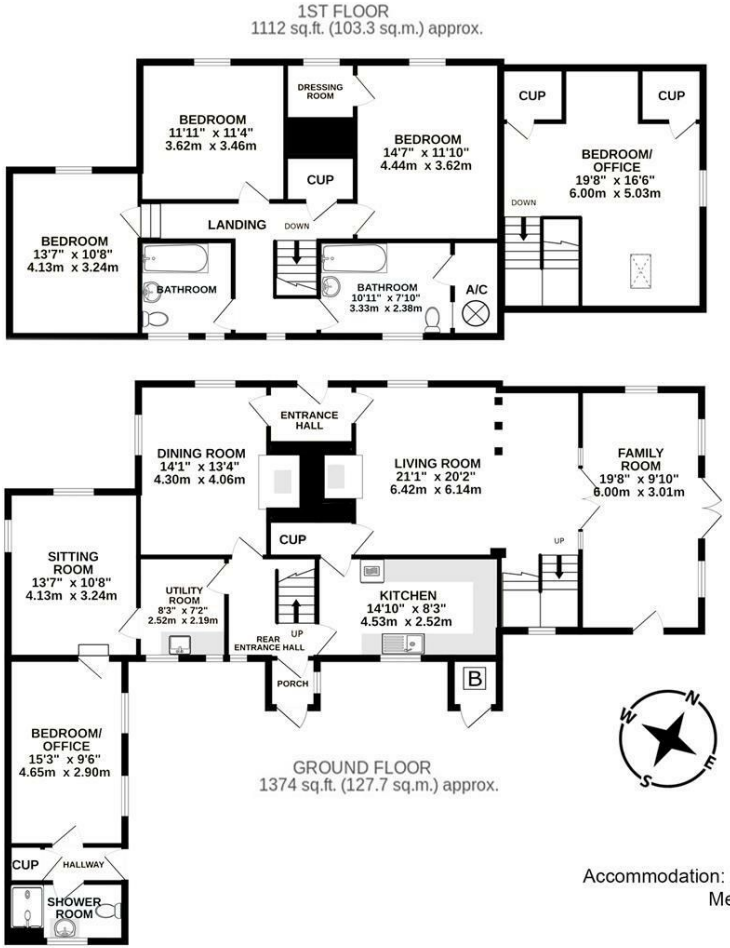
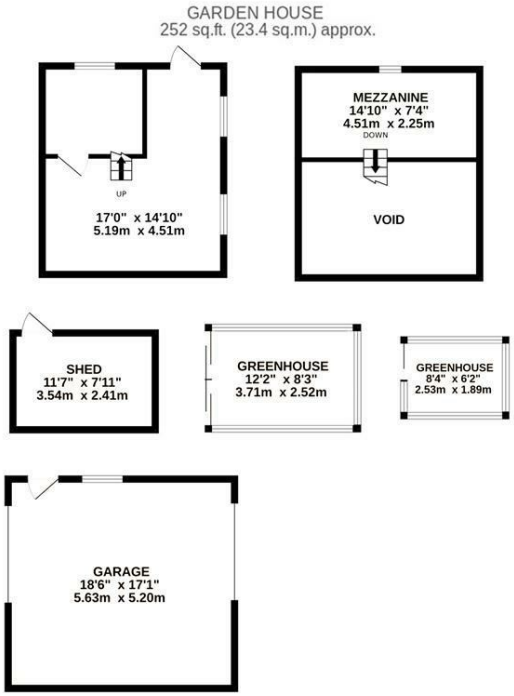


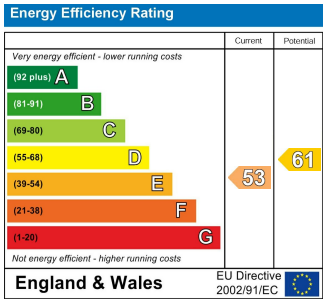


TOTAL FLOOR AREA (approx.)

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



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