



**The Street, Wattisfield**

**Sheridans**



# The Street, Wattisfield IP22 1NS

Guide Price £300,000

A particularly well-proportioned Grade II listed house with high status features and church views, situated in the heart of a pretty Suffolk village.

This outstanding period house provides much improved and beautifully presented accommodation displaying a wealth of original features including a wonderful exposed timber frame with large beams and studwork, huge Inglenook fireplaces with wood-burning stoves, stunning wooden panelling in the main bedroom and traditional ledge and brace internal doors. More recent improvements include a smart new kitchen and en-suite bathroom to the stunning principal bedroom.

The spacious accommodation benefits from brand new carpets currently in brief comprises of a large heavily timbered dual aspect sitting room with huge Inglenook fireplace with contemporary wood burner. The kitchen has been re-designed and re-fitted with a smart new range of units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by built-in appliances and stable door to rear gardens.

The dining room is a fantastic reception for entertaining with large exposed beams and a further huge Inglenook fireplace with stove. Stairs lead to a large dry cellar with excellent ceiling height, providing a particularly versatile space ideal for a cinema room or study. A rear hall leads to a shower room completing the ground floor accommodation.

Stairs lead from the hall to the first floor landing. One of the best rooms is the stunning dual aspect principal bedroom retaining original wall panelling, views to the magnificent church and many fine exposed beams. Bedroom two, also enjoys church views and has

a fitted airing cupboard. Both bedrooms have access to the newly re-fitted and upgraded Jack and Jill bathroom, completing the first floor accommodation.

## Outside

To the front of the property is an area of off road vehicle parking. A side gate gives access to the west facing rear gardens which are mainly laid to lawn and has a patio area which is ideal for entertaining. The garden is enclosed by wooden fencing and enjoys church views.

## Location

The property is located directly opposite the church in the heart of this pretty and thriving Suffolk village and within a stones throw of the local amenities including the historic church, playing field which hosts monthly farmers markets and very active village hall where you'll find the Hot Frog Bar, a place where the local community gathers at weekends. The nearby villages of Rickingham and Botesdale provide a good range of everyday amenities including a doctor's surgery, dentist, two public houses, co-op and coffee shop. Walsham le Willows is approximately 2 miles away and provides a primary school, butchers, public houses as well as a family sports club. The market town of Diss is approximately 9 miles away and from here trains depart on the London-Norwich mainline. (Diss to London Liverpool Street Station Journey time approximately 90 minutes). Historic Bury St Edmunds is approximately 14 miles away with its cathedral, shopping, dining and is just a 22-minute drive theatre in the other direction. The Heritage Coast of Southwold and Walberswick is around a 45 minute drive and the Norfolk Broads a similar distance to the north.

## Directions

When entering Wattisfield from the direction of Bury St Edmunds along the A143, turn right to the centre of the village where the

- Charming Grade II listed period house
- Character features throughout
- Spacious sitting room with inglenook fireplace and woodburner
- Dining room with fireplace and stove
- Modern kitchen
- Stunning principal bedroom, guest bedroom, bathroom, shower room
- Cellar
- Church views
- Enclosed gardens
- Prominent setting within pretty village

house will be found on the right-hand side directly opposite the magnificent village church. <https://what3words.com/attention.pacemaker.panting>

## Services

Mains electricity, drainage and water. Heating - Modern electric radiators (installed 2021), two wood burning stoves installed (2022)

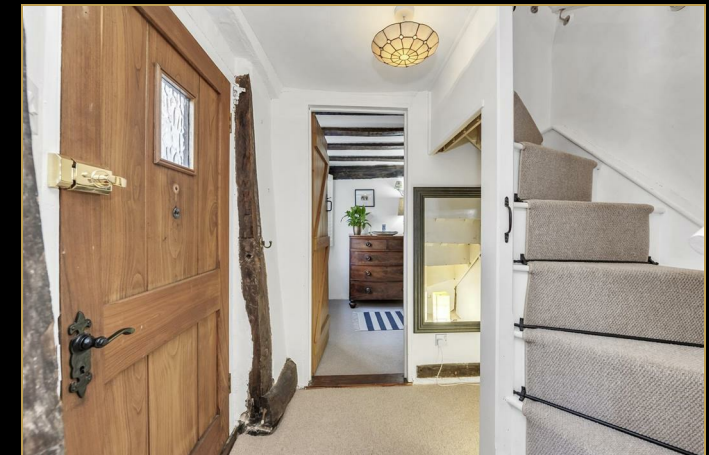
Council Tax: Mid Suffolk Band: C

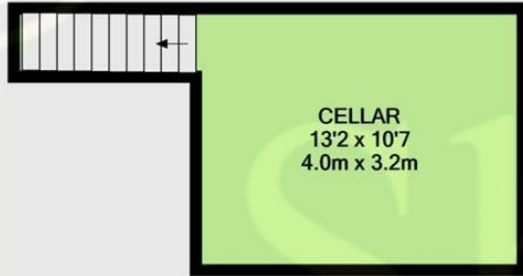
Grade II Listed

Broadband speed: Up to 80 mbps available (Source Ofcom)

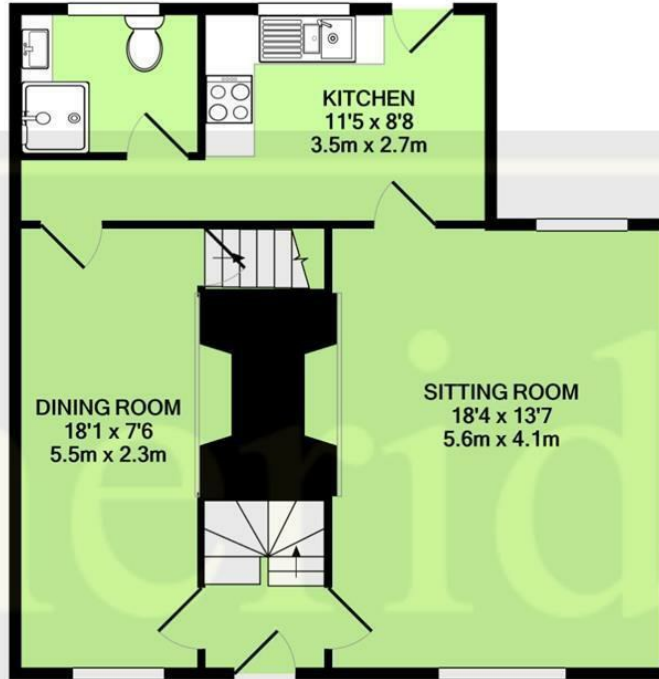
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Surface water - Medium. Rivers & the sea - Very low.

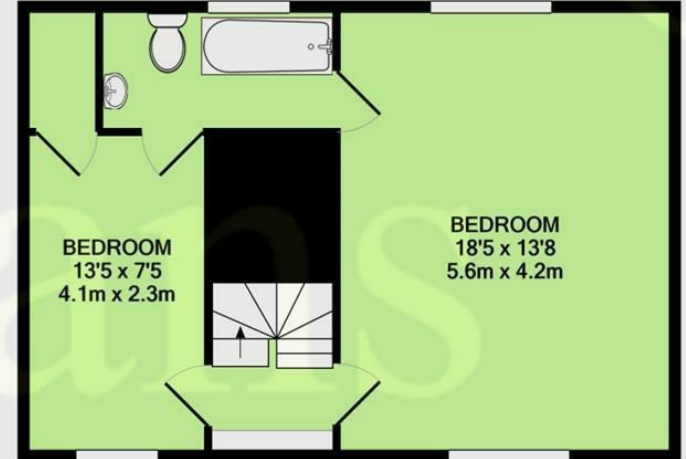




BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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