



Hoxne Post Office
Low Street | Hoxne | Suffolk | IP21 5AR

ANCIENT SOUL NEW SPIRIT



This is a rare and exciting opportunity to take on a full-scale restoration project of a beautiful Grade II listed building, in the centre of Hoxne village. With full planning and listed building consent in place, new owners can move forward with converting the property into a substantial and characterful residential home with large peaceful gardens.



KEY FEATURES

- Fabulous Opportunity To Acquire A Residential Property In The Heart Of Hoxne
- A Rare Find
- Full Planning Permission and Listed Building Consent Granted To Convert From Commercial to Residential
- Formerly The Village Store and Post Office
- Work Required
- Potentially Five Generous Bedrooms
- Very Generous Plot - 0.3 Of An Acre
- Sizeable Rooms
- Viewing Highly Recommended

Perfect for developers, heritage enthusiasts, or anyone with a passion for restoration, this property offers enormous scope, both inside and out with flexible layout potential. This property has played a large part in the history of the village and the village itself is of historical note. The Hoxne Hoard, currently housed in the British Museum, was the largest cache of Roman gold and silver ever found in the Roman Empire and discovered in the village by a metal detectorist. There is also a monument to St Edmund at Abbey Hill, marking the place, by legend, where Edmund, King of East Anglia was executed by the Danes in AD 870.

Step Inside

The gorgeous traditional frontage has two entrances, one into the room formerly used as a shop and one into a more traditional hallway. The hallway also has a door to the right, into the large shop area, so you could close off the other entrance if required. To the left, a step up finds a smaller room, formerly the post office, which could perhaps be a great home office or ground floor bedroom with bathroom facilities just off it. Further along the hallway is a doorway with stairs to your left, whilst straight ahead is a magnificent space, previously used as the tearoom but would make a wonderful family room, with upright weathered beam work, exposed brick fireplace, currently housing an open fire but with space for a wood burner if desired. Imagine comfortable sofas, heritage palette décor and the family snuggled down by the wood burner on a chilly evening. Steps up from the tearoom lead to the snug, ideal as a teens' lounge, or playroom with double doors to the gardens and wonderful wood burner recently installed. The tearoom also has a door to the kitchen which in turn leads to a small lobby and the current ground floor toilet. The cloakroom did originally have a shower installed and could be extended to a larger ground floor shower room by using the lobby space and blocking off the door to the kitchen. The kitchen is a light bright space with two windows and needs a complete installation, providing opportunity to create your dream kitchen. From the kitchen a door leads to the lean-to. This footprint is perfect for a utility room, with external door leading to the side of the house. With excellent ceiling heights throughout and so many original features this home is packed with period charm and character and just needs your vision to create a home that is uniquely yours.





KEY FEATURES

The Vision – Create Your own Piece of Village History

This is a truly special project that will appeal to discerning buyers looking for character, space inside and out, and a unique lifestyle opportunity. The renovation of this important part of Hoxne village life, will involve a full refurbishment including full replacement of the roof. The oil boiler was recently replaced, but planning requires installation of an air source heat pump as part of the conversion. The chimney requires lining and re pointing but conveniently the services are all mains connected including electricity, water and drainage so there will be no additional costs here. Currently the access is via a narrow side driveway, suitable for a small vehicle for off road parking so consideration might be made into how to increase potential for vehicles, although there is plenty of parking directly outside the property with no restrictions.

Exploring Upstairs

Stairs lead to a spacious landing which would make a wonderful book nook with an armchair and or even home office area with ample space for a desk. Currently the first-floor rooms are used as kitchen, sitting room, family bathroom and three generous bedrooms, with scope for renovations to include ensembles and a fifth bedroom as desired. The rooms are great sizes, and the kitchen, which was originally a bedroom, could be reimagined into another larger bathroom to provide more privacy on this floor, whilst the larger rooms, currently the sitting room and biggest bedroom, could be split to create ensembles. This home is so versatile, with endless space within its walls for new owners to write their own history here.

Step Outside

Offering space, privacy, and potential, the fully enclosed third of an acre plot stretches away from the rear of the house with potential for redesigning into terrace spaces for alfresco entertaining. For grow your own enthusiasts there is ample space for kitchen gardening, greenhouses, sheds, and fruit cages and still to have lush lawns for children to play on and even room for a self-contained annex subject to appropriate planning permissions. With mature trees and shrubs, the grounds will need attention but could be a stunning and secluded retreat.

On The Doorstep

Hoxne offers a variety of amenities including a primary school, pub, church, and active village hall. The village hall hosts regular groups including Pilates, Tai Chi, Badminton, gardening, history, WI and film nights. The pub runs quiz nights and various entertainment throughout the year. The whole community comes together to enjoy annual events including May Festival, Harvest Breakfast on the green with entertainment, and on Christmas Day Father Christmas visits the village with his elves – such a magical time. If you enjoy the outdoors, there are numerous footpaths for dog walks and cycling, taking in the unspoilt Suffolk countryside.

























INFORMATION



How Far Is It To....

Just 4 miles away the market town of Eye offers Hartismere secondary school, rated outstanding by Ofsted, as well as an art centre, independent shops, a pub, and a hotel. In the opposite direction just 5 miles away is Stradbroke village with butcher, baker and sporting facilities including a swimming pool, gym, and tennis courts. School buses run to both villages from Hoxne. More day-to-day amenities are found in Harleston and also the bustling market town of Diss with vets, doctors' surgery, and dental practice plus a mainline railway station with regular direct services to London Liverpool Street and Norwich.

Directions

Proceed from the market town of Diss along Victoria Road, taking a right hand turn past the Diss Golf Club. At the roundabout take the first exit onto the A143. At the next roundabout take the second exit and continue on the A143. Take a right hand turn at the Billingford Horseshoes public house. At the T junction take a left-hand turn and follow the road up the hill. At the top of the hill on the sharp left-hand bend take a right hand turn into the village of Hoxne. The property will be located on the left-hand side by the village sign.

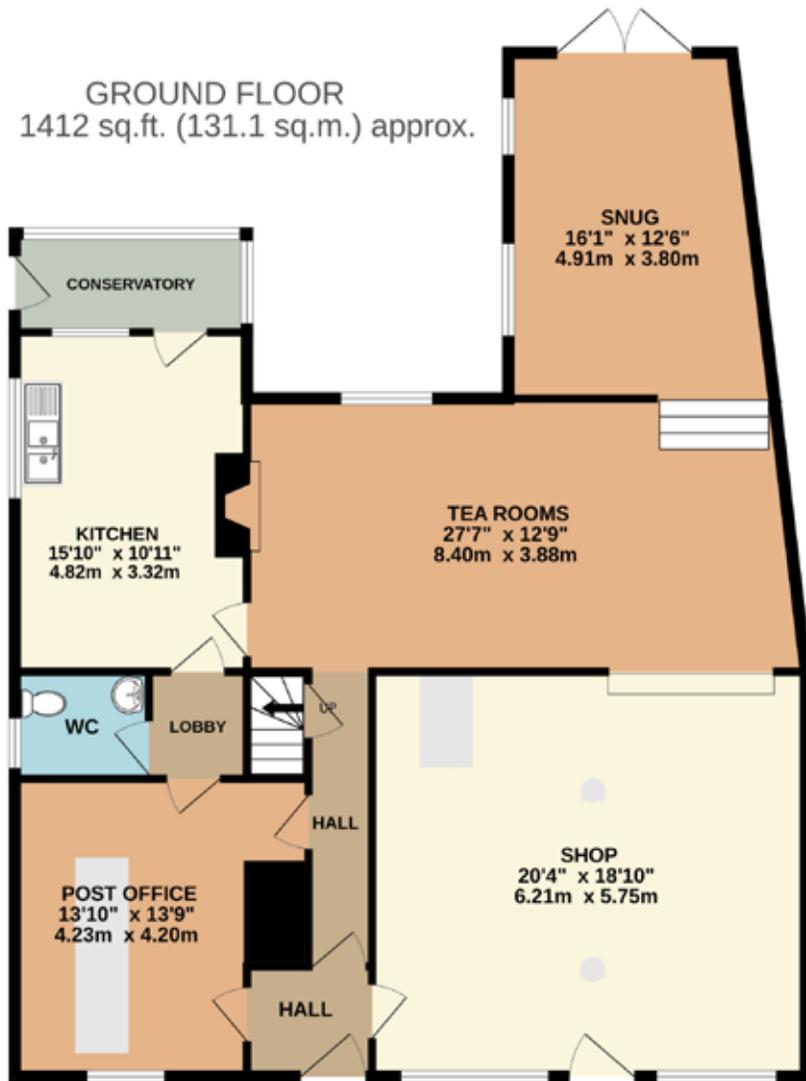
What Three Words Location

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 `///servicing,wardrobes,abstracts`

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity and Water and Drainage
Mid Suffolk District Council - Freehold
Ground floor (still classed as commercial) benefits from a post office allowance; upstairs flat currently rated band B.
Broadband Connection please check <https://www.openreach.com/fibre-checker>
Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

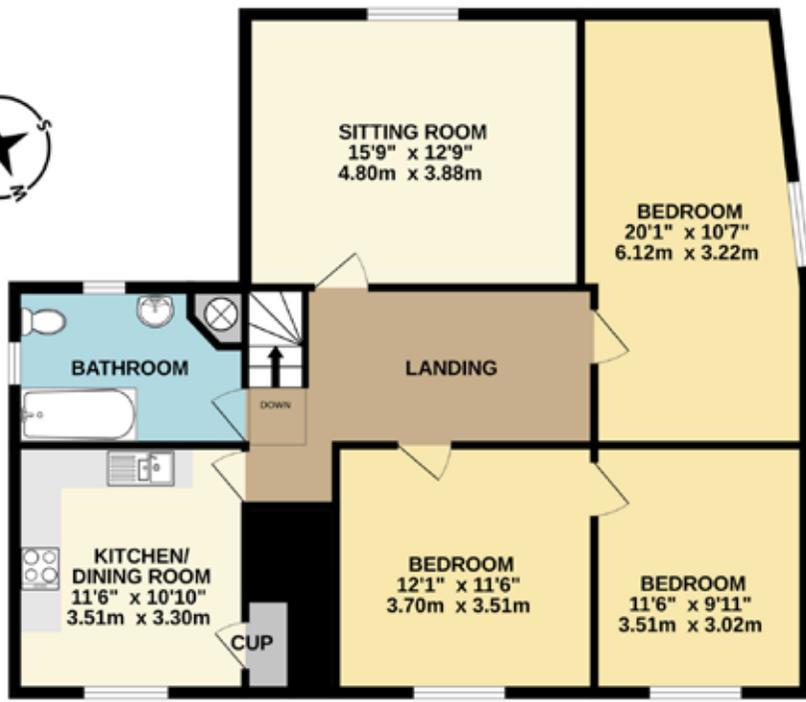
GROUND FLOOR
1412 sq.ft. (131.1 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Accommodation: 2411 sq.ft (223.9 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



1ST FLOOR
999 sq.ft. (92.8 sq.m.) approx.



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.



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
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