



42 Low Street  
Lower Oakley | Diss | Norfolk | IP21 4AP

 FINE & COUNTRY

# FULL OF CHARM & POTENTIAL



Set in a semi-rural location, this three-bedroom Grade II listed residence is heaped with character and development potential, capturing the very best of countryside living. A sense of ease and escape is obvious here and with three reception rooms, a home study and variety of outbuildings you can create your own vision, all within easy reach of commuting options and day to day amenities.



# KEY FEATURES

- Grade II Listed Detached Cottage
- Would Benefit from Modernisation
- Three First Floor Bedrooms
- Three Reception Rooms plus Study/Nook
- Kitchen
- Ground Floor Bathroom and Separate WC
- 0.43 Acre Plot (STMS)
- Garage and Useful Outbuildings
- Development Potential (STPP & Listed Building Consent)
- No Onward Chain

This is a rare chance to acquire a characterful listed home with land, outbuildings and genuine development potential, offered with no onward chain. Originally two cottages, this home has been in the same family for just under one hundred years and whilst works are required, the combination of plot size, setting and architectural heritage makes this a compelling opportunity for buyers, whether seeking a blank canvas for a luxury restoration or a long-term investment project.

## Step Inside

Stepping through the front door (not currently used) you are immediately enveloped in history and character inside a well-proportioned reception room, boasting beautiful beam work. Enclosed stairs from here lead to the first floor. A study, set thoughtfully away from the social hub is found just off this reception room as is an internal hallway leading to the toilet and to a separate bathroom, with both bath and shower. The hallway also takes you to the kitchen with a large window, and then to a utility area with external door. From the kitchen you take a small step down into the largest reception room with fireplace (not in use) and then a step up into a smaller "snug" style reception room. With so many social spaces it's up to your creativity and needs as to how these will work for you. The possibilities are endless.

## The Opportunity to Reinvent Country Living

The property offers development potential, particularly given the size of the plot and the presence of multiple outbuildings. Any proposals would, of course, be subject to listed building consent and local authority planning approvals, but the scale and situation provide an appealing canvas for imaginative yet sympathetic improvement, whether to the main house, upgrading the outbuildings or exploring development opportunity within the curtilage. The thatched roof has been inspected by a professional thatcher with an estimated remaining lifespan of approximately 6 to 8 years whilst the ridge requires earlier attention and is already noted on the thatcher's programme of works. Internally there are various flexible options to consider:





# KEY FEATURES

The kitchen, part of additions to the home made in the early 1970's, provides obvious scope for remodelling, or replacing, perhaps with an extension featuring picture windows or bifolds offering a panoramic vista over the lawns and mature trees beyond. The fabulous thing about this beautiful cottage is there are multiple reception rooms for use as a children's den, a playroom, a more formal lounge, a library, or separate TV room. You will never have to compromise on a working at home option as the study is yet still a further usable space and this home has scope to grow with you as needs change over time with the opportunity to make a wonderful multi-generational home.

## Exploring Upstairs

Two staircases lead to the first floor, at once offering versatility of use. The small steeper staircase from the small reception room leads to bedroom three, connected to bedroom two. These would make a great guest suite, or the smaller bedroom could be converted to a bathroom. Alternatively, these two rooms would make a perfect nursery suite, set away from the third bedroom. The main stairs from the second largest reception room lead to the generous principal bedroom. All three first-floor bedrooms, offer period proportions, beautiful, weathered beams and sloping ceilings offering a wealth of character and retaining the integrity of this period home.

## Step Outside

A large tarmac drive with ample parking for family and friends leads to a timber-built garage. The plot extends to approximately 0.43 acres (STMS), and this versatile outdoor space is suited to landscaping, extension, or reconfiguration, subject to relevant consent. Substantial clay lump outbuildings with attached garden room style space offers potential for conversion to an external home office or ancillary income use (STPP). There is potential for further development within the curtilage if required too (STPP). The lawns sprawl away from the house with an east to west outlook allowing owners to make the most of sunny days and buyers could add a terrace running the width of the house from which to enjoy the views. The grounds are enclosed and boundaries defined. Beyond is an expanse of farmland – a beautiful spot to enjoy lazy summer days.

























# INFORMATION



## On The Doorstep

Oakley village offers a welcoming community and an attractive rural setting with good access and transport links to nearby towns and services. The village hall, shared with neighbouring Brome, offers social events including quiz nights, coffee mornings, breakfasts and lunches, table tennis and bridge clubs and is the hub of community life. The surrounding area features open countryside, scenic walks, and quiet roads, making it an ideal location for those who enjoy rural outdoor living. Just two miles away is Hoxne with primary schooling and further schooling is found in the towns of Eye and Diss.

## How Far Is It To....

The nearby town of Eye offers a range of everyday amenities including independent shops, cafés, a health centre, chemist, schools, and local services. A short drive away, Diss offers a wider choice of shops, supermarkets, sports and leisure facilities, pubs, and restaurants plus a direct mainline rail service to London Liverpool Street, ideal for commuting or trips to the capital. The Suffolk heritage coastline with wonderful towns like Southwold and Aldeburgh, along with Minsmere RSPB reserve are just a 40-minute drive. Norwich, Ipswich, and Bury St Edmunds are all approximately 22 miles away, each offering extensive shopping, cultural and historical attractions, and further amenities.

**Directions:** Proceed from the market town of Diss along the A143 in an easterly direction. At the Billingford windmill take a right hand turn signposted Hoxne. Follow the road to the T junction and take a right-hand turn. The property will be found a short distance along on the right-hand side.

## 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... What 3 Words Location // approvals. kiosk.blea

## Services, District Council and Tenure

Mains Electricity, Water & Drainage.

Broadband Available - would need connecting. Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Mid Suffolk District Council - Band E.

Tenure - Freehold.

**Agents Note:** The property features some low beams, reduced height doorways and steep staircases, typical of cottages of this age, which all viewers should be aware of. Please note the cottage stands alongside a road.

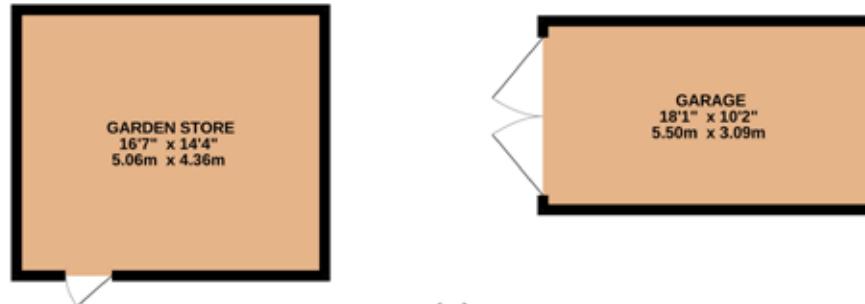


## TOTAL FLOOR AREA (approx.)

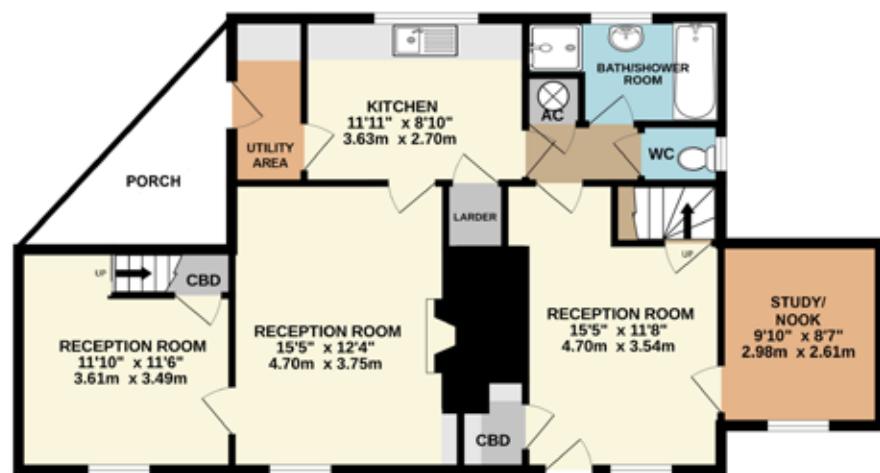
Accommodation: 1327 sq.ft (123.3 sq.m) - Garage/Outbuildings: 672 sq.ft (62.4 sq.m)

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

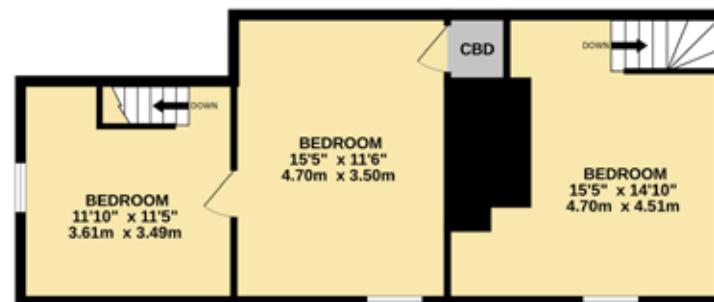
Produced for Fine & Country Estate Agent.



GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 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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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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  
FOUNDATION**

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](http://fineandcountry.com/uk/foundation)

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