



GREENACRES COTTAGE

NORTH COMMON, HEPWORTH, DISS, IP22 2PP



A delightful detached cottage, tastefully presented throughout, with excellent equestrian amenities and set in circa 7.5 acres (STMS) of impressive grounds.

A beautifully presented detached cottage offering tastefully appointed, high-quality accommodation, combining a modern layout with a wealth of charm and character. Situated on the edge of the village, the property benefits from a range of useful outbuildings and excellent equestrian facilities.

A large sweeping driveway leads to a triple garage and an extensive block-paved parking area. From here, a pathway runs through the centre of the formal gardens to the main entrance, opening into a spacious entrance hall with an oak stairs case rising to the first floor all internal doors are solid oak. The entrance hall provides access to a well-equipped utility room, featuring fitted storage cupboards, work surfaces with sink and drainer, plumbing for a washing machine, water softener space for a dryer, and housing the oil-fired boiler, along with a door to the outside. A cloakroom is also located off the utility room, fitted with a WC and wash hand basin.

The heart of the home is the impressive open-plan kitchen, breakfast and dining area, fitted with a range of high-quality wall and base units with ample work surfaces. There is space for an American-style fridge freezer with a Rangemaster cooker with Neff cooker hood over, and Bosch dishwasher complemented by a central island and double doors opening onto the outside terrace. The dining area flows seamlessly into a cosy snug, with engineered oak flooring, featuring a charming double-sided red brick fire place sitting room. From here, the layout continues into a generously sized sitting room, which also has engineered oak flooring which in turn provides access to a front entrance porch. The porch leads outside and also connects to a study, complete with a built-in double cupboard.





To the first floor, a galleried landing with a built-in airing cupboard leads to the bedrooms and family bathroom. The principal bedroom benefits from a dressing area with two built-in double wardrobes, eaves storage and an en suite bathroom. Bedroom two also enjoys en suite facilities and walk in wardrobe, while a third well-proportioned bedroom is served by a stylish family bathroom featuring a classic claw-foot bath.

The property is ideally suited to those seeking equestrian facilities, with a well-arranged yard and a U-shaped outbuilding comprising four stables, a tack room, a utility room with WC and a large covered area. A triple garage provides excellent storage and includes a room above, offering potential for conversion into additional residential accommodation, subject to the necessary planning consents.

Further outbuildings, all of generous proportions and benefiting from power and lighting, water inside and out. The outbuildings provide versatile additional space suitable for a variety of uses.

The grounds are a particular feature of the property, comprising formal gardens and paddocks extending to approximately 7.5 acres (STMS).

LOCATION

Hepworth is situated approximately 11 miles to the north east of the historic Cathedral town of Bury St Edmunds with its excellent range of shopping, schooling and leisure amenities. The market town of Diss lies approximately ten miles away provides a further range of facilities together with a mainline rail link to London Liverpool Street. Local village amenities include recreation ground, Village Hall and Church. Near by Stanton Rides offers 28 miles of horse riding, cycling and walking routes.

LOCAL AUTHORITY

West Suffolk District Council
Council Tax Band D





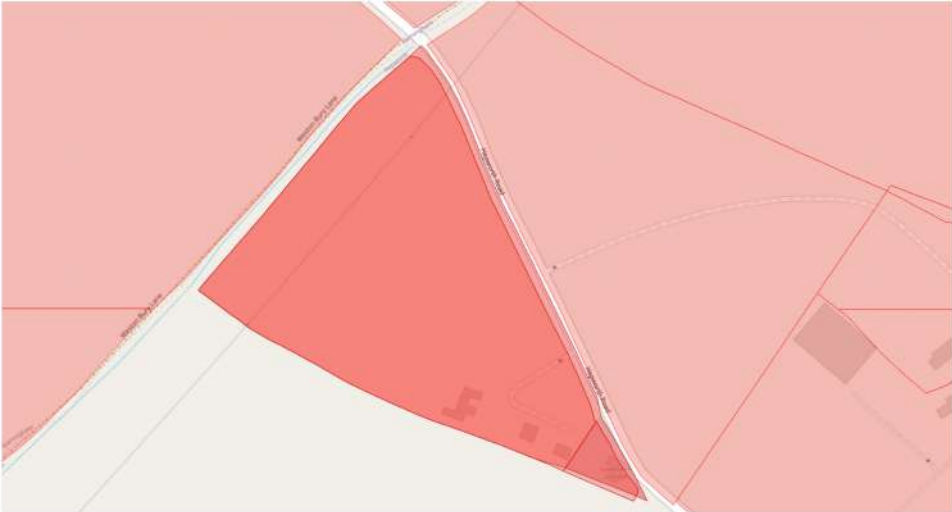








BOUNDARY PLAN



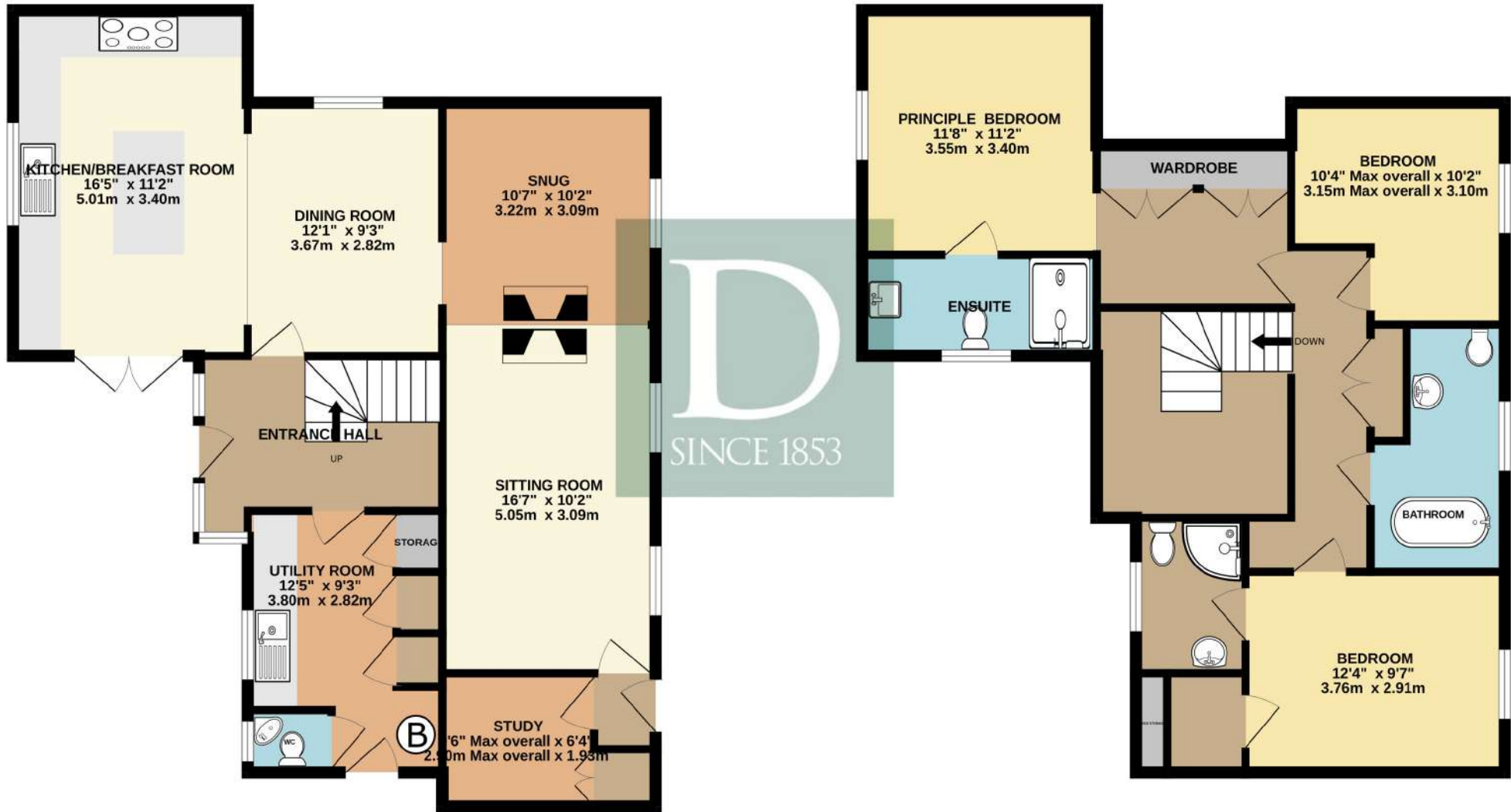
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FLOORPLAN - COTTAGE

GROUND FLOOR

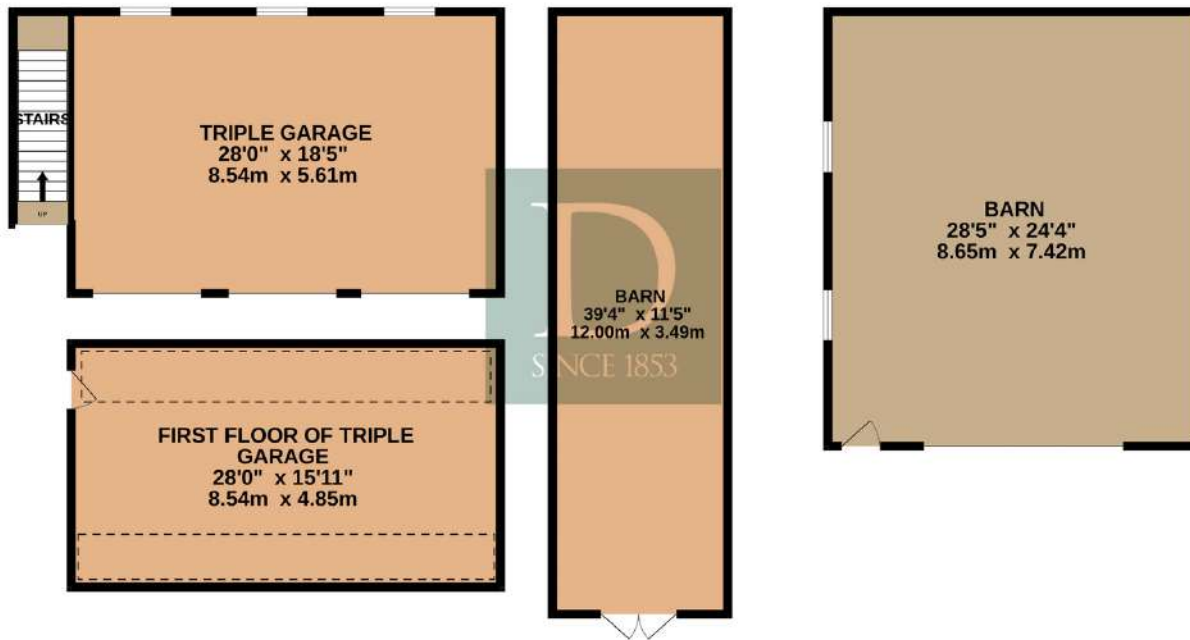
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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FLOORPLANS - TRIPLE GARAGE AND OUTBUILDINGS

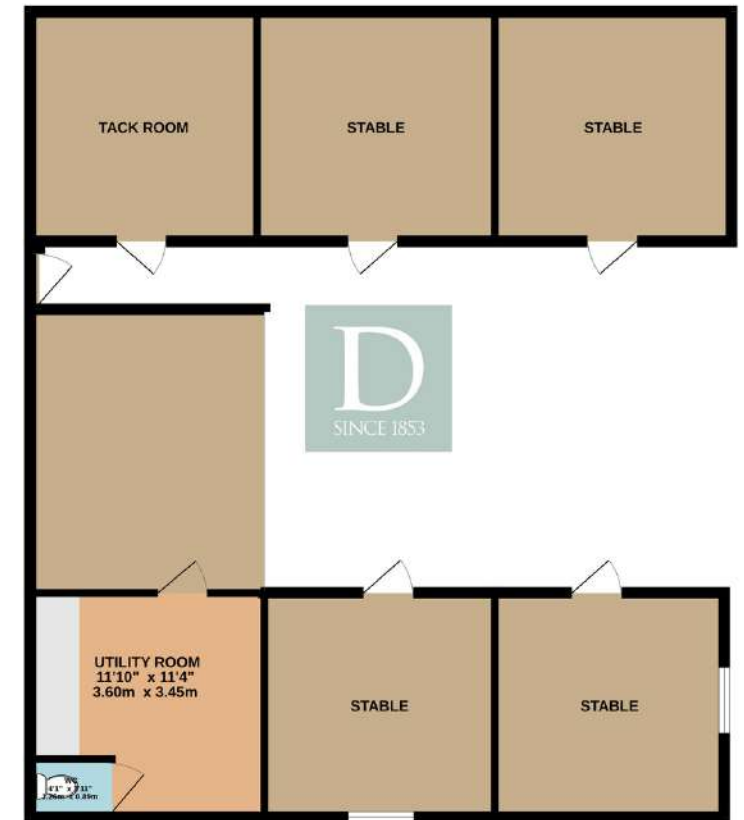
GROUND FLOOR
2155 sq.ft. (200.2 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.2 sq.m.) approx.
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FLOORPLAN - STABLES

GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 sq.m.) approx.
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SERVICES

Oil fired central heating. Mains electricity and water. Drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

ENERGY PERFORMANCE

TBC

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

DURRANTS

SINCE 1853

IMPORTANT NOTICE

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