



JASMINE COTTAGE
THELNETHAM, NORFOLK

JACKSON-STOPS 

**JASMINE COTTAGE, WATTISHAM ROAD, THELNETHAM
DISS, SUFFOLK, IP22 1JE**

GUIDE PRICE £725,000

A CHARMING DETACHED COTTAGE
STANDING IN AN IDYLIC RURAL LOCATION
WITH NO NEAR NEIGHBOURS, EQUESTRIAN
AND LIVESTOCK FACILITIES AND
APPROACHING 5 ACRES (STS).



DISTANCE

HOPTON 3 MILES

DISS 9 MILES

BURY ST EDMUNDS 14 MILES

GROUND FLOOR

- Entrance Porch
 - Sitting Room
 - Kitchen/Breakfast Room
 - Study
 - Utility/Rear Lobby
 - Dining Room/Snug
 - Annexe Kitchen/Dining/Sitting Room
 - Annexe Bedroom
 - Annexe En-Suite Wet Room
-

FIRST FLOOR

- Two Bedrooms
 - Family Bath/Shower Room
-

OUTSIDE

- Driveways & Off-Road Parking
- Small Front Garden
- Rear Gardens
- Four Stables & Tack Room
- Hay Barn & Workshop/Barn
- Store Room & Two further Small Stables
- Manège
- Paddocks
- In all 4.87 Acres (sts)



THE PROPERTY

A charming, detached cottage standing in a picturesque rural location with equestrian facilities and grounds extending to nearly 5 acres, abutting farmland and woodland. Presenting colour washed rendered elevations under pantiled roofs, Jasmine Cottage which would benefit from some updating, has no near neighbours and enjoys far reaching countryside views. The property itself has flexible accommodation to include a self-contained annexe on the ground floor, which can also be incorporated within the main accommodation of the cottage.

The front entrance porch leads into the sitting room, which features exposed floorboards, a fireplace housing a wood burning stove, stairs leading to the first floor, window to the front aspect and an opening into the study area, which is glazed to two aspects and double doors lead to the garden. The kitchen/breakfast room is fitted with a range of base and eye level units, space for a Rangemaster oven, plumbing for a dishwasher, exposed floorboards, dual aspect with a rear bay and window seat and a door leads into the utility/rear lobby with single and double doors leading to the terrace and garden. The dining room/snug has windows and double doors leading to the rear terrace and a roof lantern providing plenty of light and has a slate tiled floor, fitted cupboard and bookshelves, door to the front and a door leading into the vaulted ceiling open plan annexe kitchen/dining/sitting room, which has a range of base and eye level units, worksurfaces, slate tiled floor, built-in fridge/freezer, space and plumbing for appliances, exposed ceiling timbers and leads into the annexe bedroom, which has a Velux window, further window to the side and a door leading to the garden. There is also an en-suite shower wet room.

On the first floor the landing leads to two bedrooms with the master bedroom having a dual aspect, exposed floorboards and a built-in double wardrobe and there is also a family bathroom.

OUTSIDE

There are small, enclosed gardens to the front with separate parking for the annexe, if desired and further ample parking for the cottage on the eastern side. The gardens to the rear are predominantly laid to lawn with various shrubs, a terraced area for alfresco dining and located behind are the equestrian facilities with Tornado equine fencing, four stables and a tack room, a further store and two small stables, a detached hay barn and workshop area. There is a 30' x 20' enclosed manege, livestock areas, fenced paddocks and in all totals 4.87 acres (sts).



LOCATION

Jasmine Cottage stands along a small country lane surrounded by countryside on the outskirts of the village of Thelnetham, which is an attractive small village having a public house, The White Horse, a fine parish church and an actively used village hall. The nearby village of Hopton (3 miles) is very well served with many amenities including a stores/post office, public house, hairdressers, health centre, dentist, primary school and parish church, as well as the twin villages of Rickingham & Botesdale (3 miles), which also have extensive facilities, including a health centre, primary school, dentist, Co-Op, Chinese take away, two public houses and various other shops. The town of Diss, which has a wide range of amenities lies just 9 miles to the east and has a mainline rail link to London Liverpool Street taking approximately 95 minutes. There is an extensive network of bridle paths and footpaths close-by.

The historic cathedral town of Bury St Edmunds lies just 14 miles southwest of the village and offers an excellent range of amenities with schooling in the public and private sector, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs.

DIRECTIONS

From Bury St Edmunds proceed on the A143 passing through the villages of Great Barton, Ixworth and Stanton. Continue past the village of Wattisfield, taking the left turn to Hinderclay. Continue on this country lane for 0.75 of a mile, then take the left signposted Thelnetham & Mkt Weston. After a further 0.5 of a mile Jasmine Cottage will be found on the left.

PROPERTY INFORMATION

Services Mains water and electricity. Private drainage. Oil fired central heating

Local Authority West Suffolk District Council

Council Tax Band Cottage C – Annexe A

EPC Cottage E – Annexe C

Tenure Freehold

Broadband Ofcom states speeds available of up to 1000Mbps

Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with Jackson-Stops

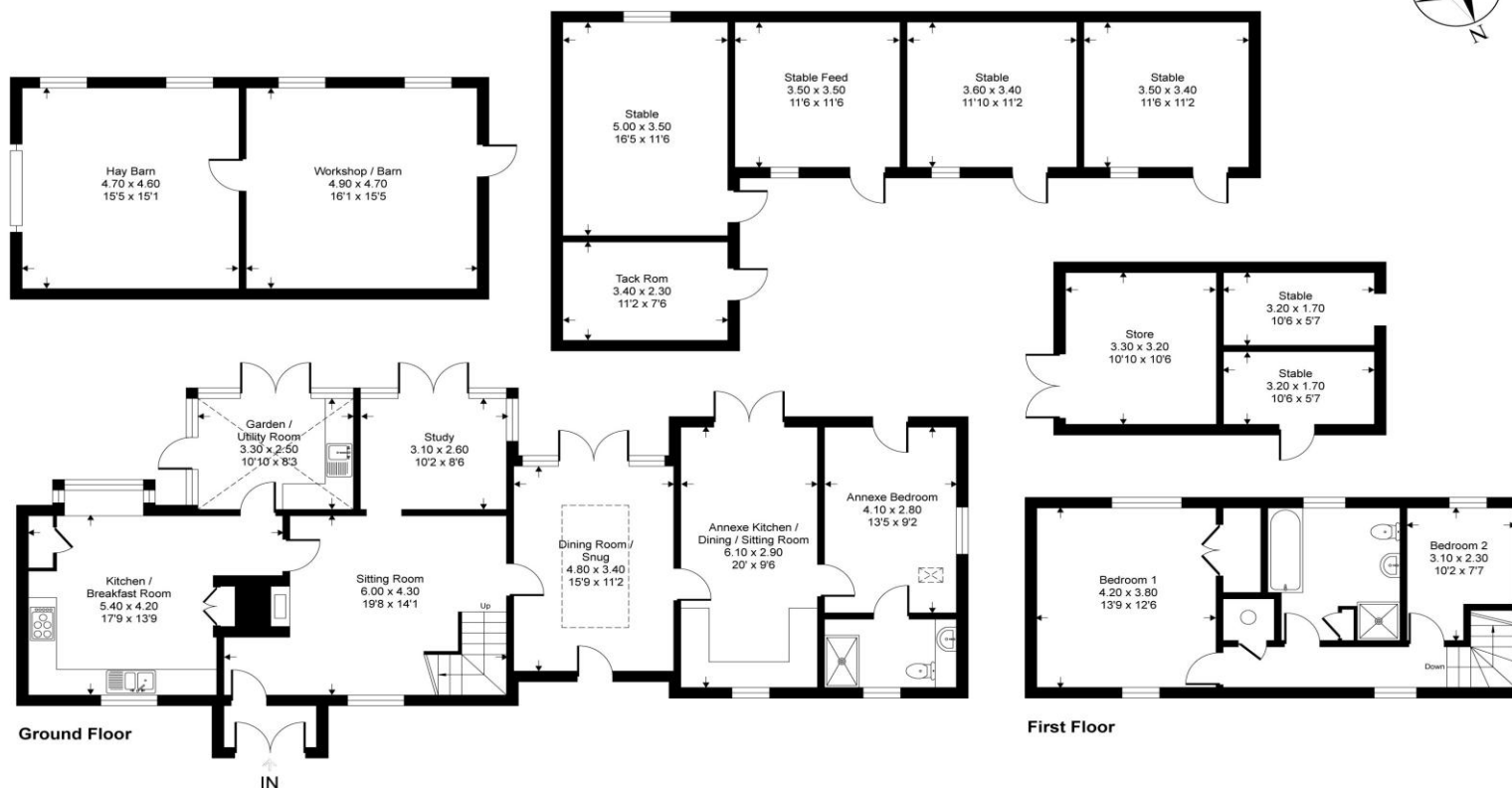
Tel: 01284 700535



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	43
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Wattisfield Road

Approximate Gross Internal Area = 123.7 sq m / 1332 sq ft
 Approximate Annexe Internal Area = 35.6 sq m / 384 sq ft
 Approximate Outbuildings Internal Area = 132.1 sq m / 1423 sq ft
 Approximate Total Internal Area = 291.1 sq m / 3139 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BURY ST EDMUNDS

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