

# 4 HOME FARM COTTAGES

## RIDDLESWORTH, SUFFOLK/NORFOLK BORDERS

JACKSON-STOPS

## 4 HOME FARM COTTAGES, THETFORD ROAD, RIDDLESWORTH DISS, NORFOLK, IP22 2TD

## GUIDE PRICE £595,000

# A WELL-PRESENTED, MODERNISED FOUR-BEDROOM PERIOD COTTAGE, WITH GARDENS, PARKING AND EXCELLENT EQUESTRIAN FACILITIES IN APPROACHING 2 ACRES.



### DISTANCE

THETFORD 6 MILES
BURY ST EDMUNDS 17 MILES
CAMBRIDGE 40 MILES
STANSTED AIRPORT 60 MILES

### GROUND FLOOR

- Kitchen/Dining Room
- Sitting Room
- Study Area
- Utility Room
- Shower Room
- Rear Lobby/Entrance Hall

### FIRST FLOOR

- Four Double Bedrooms
- Stylish Family Bath/Shower Room

### OUTSIDE

- Open Sided Alfresco Dining/Living Area
- Gym/Storeroom
- Two Stables with Turnout & a Tack Room
- Store Garage/Barn & Wash Bay/Vet Box
- Double Field Shelter
- Enclosed Gardens & Fenced Paddock
- Driveway & Parking
- In all about 1.88 Acres (sts)


MER'S
YDER

## THE PROPERTY

4 Home Farm Cottages is a semi-detached period cottage dating back to the 18th century with a modern side extension, double glazed windows throughout and oil-fired central heating. The current owners have significantly improved and renovated the property over the past few years to include rewiring throughout, upgraded central heating system and a new kitchen, bathroom and shower room.

The accommodation opens from the rear hallway, with the 'back' door being the mainly used entrance from the parking at the rear. The sitting room has a window to the front aspect, french doors out to the side garden and oak flooring, which runs through to the study area /ante room, off the sitting room, which also has a window to the front aspect and a door through into the kitchen/dining room. The kitchen/dining room is superbly presented with a range of base and eye level units with a bespoke corner pantry cupboard, Quartz work surface with underset ceramic double bowl Belfast sink with Qettle boiling water tap, integrated appliances include two Neff 'Bake Off' electric ovens, a bin store and there is space and plumbing for a dishwasher and American style fridge/freezer. There is a peninsular breakfast bar with hardwood worksurface and inset five ring Neff induction hob and rising splashback extractor. There are windows to the front and rear aspects, modern travertine effect oversized porcelain floor tiles and an original bressummer beamed fireplace with pamment tiled hearth and inset wrought iron log burning stove. There is also a store cupboard, excellent walk-in larder with shelved walls and a door leading to the rear stairs. Continuing on the ground floor there is a utility room with built-in cupboards and dog crate, roll top work surface with space and plumbing below for a washing machine and dryer and a separate shower room with a window to the side, walk-in tiled double shower enclosure, concealed cistern wc and a wash hand basin.

On the first floor the landing gives access to four comfortable double bedrooms and a superbly fitted luxurious family bathroom which features a designer bath with waterproof smart tv, separate double shower enclosure, wall mounted wash basin unit and a high tech Japanese wc.

## OUTSIDE

The gardens that are fully fence enclosed, are mainly to the side and rear of the house and predominantly laid to lawn with a fence and hedge separated productive kitchen garden, with greenhouse, raised vegetable beds and fruit trees. Just to the rear of the house there is a superb open sided garden 'living room' outbuilding that is ideal for alfresco dining and entertaining with a door into a separate gym/storeroom.







## EQUESTRIAN FACILITIES

To the rear of the cottage there is a two-box stable yard with feed store/tack room and post and rail fenced all weather surface turnout to the front of the stables, with automatic drinking troughs and rubber matted stables with stable talk grille between the boxes.

To the other side of the shared drive beyond the parking area, there is a wash bay/vet box and attached garage/store barn, lorry parking area and within the equestrian fenced paddock that backs onto the woods to the rear, a two-box gate fronted field shelter. The paddock extends to about 1.6 acres (sts).

## LOCATION

The village comprises a small rural community with a historic parish church and nearby is Knettishall Heath Nature Reserve and SSSI. The property is conveniently located on the 50mph section of Thetford Road, A1066 in this semi-rural location surrounded by wonderful countryside. Thetford affords a good selection of shops and amenities with further comprehensive facilities to be found in the historic town of Bury St Edmunds approximately 15 miles to south, which offers an excellent range of schooling in the private and public sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 36 miles away via the A11.

There is good access to the A11 (M11) and A14 and the railway stations at Diss (20 Mins) and Cambridge North (45 Mins) offer a direct line train service to London. Thetford station offers links to mainline services to London's Liverpool Street via Ely, Cambridge and Norwich, also connecting to Peterborough.

## DIRECTIONS

From Bury St Edmunds head north on the A134, proceeding through the village of Ingham and on towards Thetford. At the crossroad traffic lights, take the right turning to Barnham and continue along this road until you reach the T Junction, bear left onto the A1088. Proceed over the bridge and through the village of Euston. Take the next turning right signposted Rushford. Proceed along this road and at the T junction, turn left proceeding over the bridge and continue until you reach the T junction with the A1066. Turn right opposite 'Home Farm' yard and proceed 2.8 miles and turn left into the shared drive beyond the cottage that will lead you around to the parking areas for the house.

**What3Words\\\Tangible.Populate.Relatives**







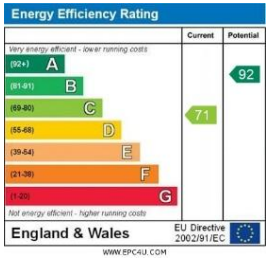






# PROPERTY INFORMATION

**Services** Mains water and electricity. Private drainage. Solar panel electricity.
**Local Authority** Breckland Council
**Council Tax Band** B
**Tenure** Freehold
**Broadband** Ofcom states speeds available of up to 1800Mbps
**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







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
01284 700 535
burystedmunds@jackson-stops.co.uk
jackson-stops.co.uk

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