



The Pightle
Nethergate Street
Hopton
Suffolk
IP22 2QZ

Offers Over £650,000



Sitting Room



Dining Room

- A stylish house in a village setting
- Good range of barns
- Lovely part walled south facing garden
- Lots of period character
- Potential for annex/ office space in barns (STP)

Location

This property is set within the Conservation Area within the heart of the popular village of Hopton. The village has a good range of day-to-day facilities including a mini market, public houses, church, dentist, plant centre and primary school. With its location, Hopton provides good access to a choice of further education in the state and private sectors in Suffolk and Norfolk. The surrounding countryside is very attractive and offers numerous walks with Knettishall Heath just a short distance away where three of the country's long distance walks meet. Hopton is well placed for a number of larger towns and cities including Bury St Edmunds (12 miles), Diss (10 miles), Norwich (27 miles) and Cambridge (42 miles) with the journey much easier now with the A11 fully dualled and there are train stations at Diss and Thetford with commuting access to London (Liverpool Street and Kings Cross).



Kitchen



Hallway



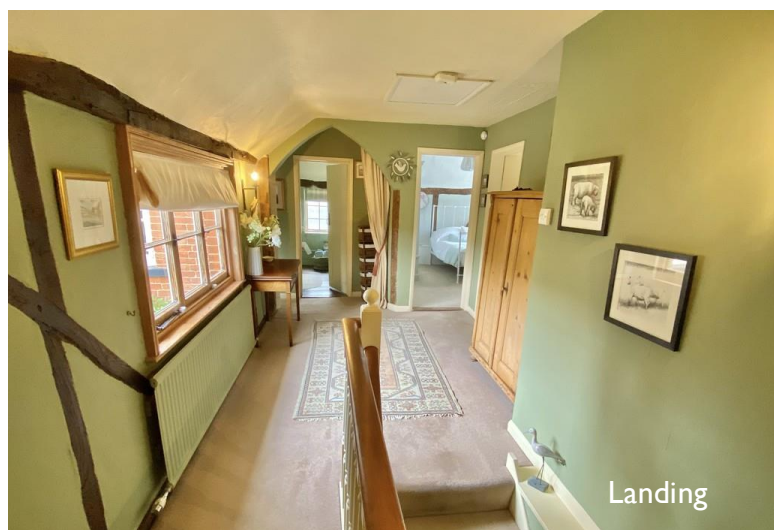
Bedroom 1



Bathroom



Bedroom 2



Landing

The Property

This fine house dates from the mid 17th Century and is Listed as Grade II indicating a property of historical or architectural importance. It is clear to see why with the mellow redbrick façade hiding the much earlier timber frame much of which is revealed internally, together with inglenook fireplaces. The house is stylish and has a very welcoming feel with spacious and bright rooms and quite generous ceiling heights. Within the well appointed kitchen is an Aga and plenty of storage space is provided within the cream units beneath a granite work top, and there is still plenty of room for a good size table. The two reception rooms both have inglenook fireplaces, and a smaller room is ideal as a home office.

The first floor has a large landing and four bedrooms plus a stylish bathroom.

The Garden

Overall the house is set within 0.24ac with garden to the front set behind the elegant cast railings. The shingle drive leads around the rear to a courtyard between the house and barns and then through to the main area of garden which has well stocked flower beds, a covered sitting area and a rose arch leading to the rear section with its serpentine brick wall. The garden is south facing, particularly private and an absolute delight in spring.

The Buildings

There is a good range of buildings to the rear of the house forming the backdrop to the courtyard parking area. The main barn is two storey and provides useful storage space as well as a workshop. To

the side is a single storey range divided into three and used as a store space. One of the sections was the original bakehouse and still retains its Georgian fireplace, dutch oven and brick floor. This range would make a superb annex or home work area (subject to planning consent).

Agents note

The side driveway is owned by The Pightle with a right of access for the neighbour to the rear. Maintenance is shared on an informal basis.

Services

Mains water electricity and drainage are connected. Oil fired boiler providing heating to radiators

Directions

From Diss head west along the A1066 towards Thetford. At Garboldisham turn left at the crossroads and continue out of the village. Proceed into the village of Hopton and opposite the village shop turn right into Nethergate Street. The property is a short way along on the right.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – F

Ref: 2/19027/MS

Important Notice

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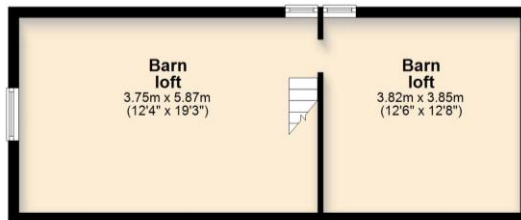
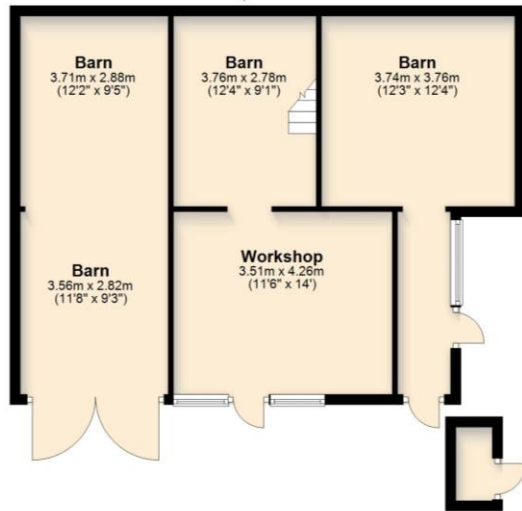
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Outbuildings

Approx. 88.0 sq. metres (946.9 sq. feet)



Ground Floor

Approx. 99.3 sq. metres (1068.4 sq. feet)



Total area: approx. 175.3 sq. metres (1886.4 sq. feet)
Approx. 76.0 sq. metres (818.0 sq. feet)

