



Church View Cottage  
The Street  
Botesdale  
Diss  
Norfolk

Offers Over £500,000







- Charming Grade II Listed 4 bedroom cottage
- Set in a well served Village with lots of amenities
- Close to the picturesque town of Bury Edmunds
- Generous garden with parking and a garage

#### Location

Church View Cottage is nestled at the top end of Botesdale, being only a short walk from the village centre. The village of Botesdale is highly regarded as one of the most desirable places to live locally, having excellent facilities and amenities. The adjoining village of Rickinghall also provides an excellent range of facilities, and the two villages offer a co-operative supermarket, primary school, doctors, dentist, church, take aways, pubs and other independent shops. Diss (located 6 miles away) offers further facilities and a train station with frequent trains to Norwich, Ipswich and London Liverpool Street. The historic town of Bury St Edmunds lies around 15 miles south west with access to the A14 connecting to Cambridge and the Midlands beyond.







### **The Property**

Church View Cottage is a charming 4 bedroom Grade II Listed cottage. This property was historically two cottages which have been seamlessly blended together to create a spacious well appointed home. Upon entry, you will find a large sitting and dining room separated by two exposed brick pillars which offer a degree of separation and purpose to the two rooms. The dining area is large enough to take a large table and chairs, perfect for entertaining. The living room centres around the focal point of an impressive inglenook fireplace equipped with a wood burner. Bedroom four is on the ground floor to the rear of the property, this could be used a study and benefits from a delightful view of the garden. There are 3 further bedrooms upstairs one of which benefits from a large ensuite bathroom.

### **Outside**

The garden is where this property really shines. You step out from the rear lobby to find a pleasant sunny patio and then you follow the path you will find an exceptionally private cottage garden laid to lawn with carefully thought out borders and edges so that there is something to enjoy all year round. The path leads to another pleasant paved area which houses a summer house and a slightly more shaded area to sit on summer days. Further to this you will find another useful clay lump storage building large enough to serve the needs of the keenest gardener. At the bottom of the garden, you will find the garage and the driveway which provides vehicular access from the lane to the rear.

### **Services**

Mains water, electricity and drainage are connected to the property. Heating is provided by an oil boiler.

### **Directions**

From Diss head west on the A143 towards Bury St Edmunds. Continue through the village of Wortham and take the right hand turn signposted Botesdale. Follow this road, turning left on the sharp right hand bend and into the village of Botesdale. Church View Cottage is on the right at the brow of the hill directly opposite the church.

### **Viewing**

Strictly by appointment with TW Gaze.

### **Freehold.**

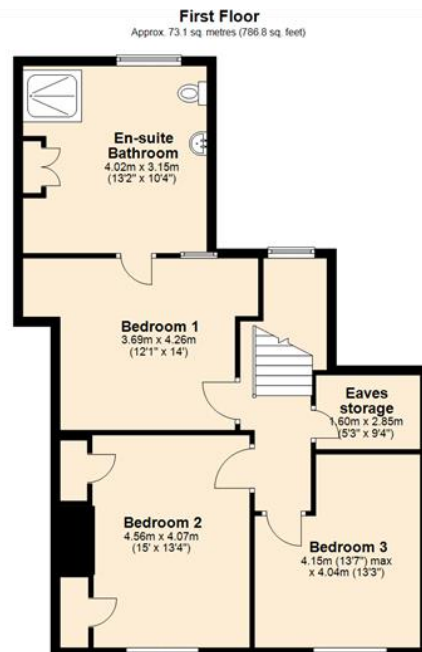
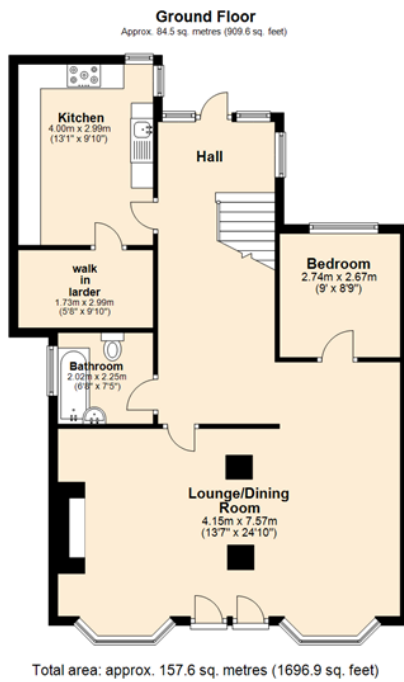
### **Council Tax Band: D**

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