



Moneypot Hill, Redgrave, Diss, IP22 1SF

Guide Price £435,000 - £465,000

Enjoying a prime position within the rural countryside, this two bedroom barn conversion is immaculately presented throughout benefitting from a wealth of character and charm, open plan living and off-road parking.

- Off-road parking
- Close to rural countryside
- Sought after village
- Wealth of character & charm
- Immaculately presented throughout
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Set upon a tranquil no-through lane within a stones throw of the rural countryside on the outskirts of the village. The village of Redgrave is located within the beautiful countryside on the north Suffolk borders being a quintessential English village, steeped in history and having a beautiful assortment of many period properties centred around a large village green and pond. The village still retains good amenities by way of having a public house, fine church, convenience store and being within the Hartismere school catchment area. More facilities can be found within a mile or so to the south within the villages of Rickingham and Botesdale including an excellent medical centre. The historic market town of Diss lies seven miles to the east providing a more extensive and diverse range of facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two bedroom single storey detached barn conversion having been converted in 2016 whilst retaining a wealth of character and original features with the benefit of wooden triple glazed windows and doors, whilst being heated by electric underfloor heating with solid wood flooring throughout. Being presented in an immaculate decorative order offering bright and spacious accommodation in the regions of 750 sq ft.

Externally

The property is set upon a tranquil no-through lane being approached via a shingle driveway giving off-road parking for multiple vehicles. The main gardens are found to the rear being predominantly laid to lawn with trees, plants and shrubs providing colour during the summer months.

The rooms are as follows:

KITCHEN: 15' 10" x 9' 6" (4.85m x 2.92m) Double aspect to front and side, the kitchen offers an extensive range of wall and floor units, solid oak work surfaces, Stoves double oven, five ring electric hob with extractor above, double porcelain sink and mixer tap, open plan to reception room.

RECEPTION ROOM: 12' 2" x 21' 10" (3.71m x 6.68m) With window to side being a bright and spacious lounge/diner with high spec wood burner and giving access to inner hall.

INNER HALL: Giving access to two bedrooms and bathroom. Built-in airing cupboard to side.

BEDROOM ONE: 10' 11" x 11' 1" (3.35m x 3.40m) With window to side having exposed timbers and beams being a double bedroom.

BEDROOM TWO: 8' 0" x 11' 3" (2.44m x 3.45m) With window side lending itself as potential office space if not required as a bedroom. Exposed timbers and beams.

BATHROOM: 6' 2" x 7' 5" (1.88m x 2.28m) With skylight to rear comprising large walk-in shower cubicle, low level wc, hand wash basin over vanity unit, heated towel rail. Tiled splashbacks.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8165

SERVICES:

Drainage -

Heating - underfloor

EPC Rating - E

Council Tax Band - C

Tenure - freehold



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

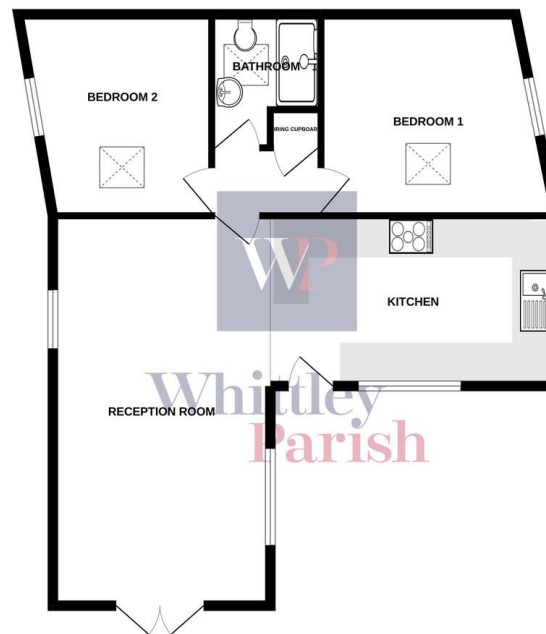
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq. ft. (69.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.
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