



The Pightle
Nethergate Street | Hopton | IP22 2QZ
Price Guide £620,000

twgaze

The Pightle

Nethergate Street | Hopton |
IP22 2QZ

Price Guide £620,000

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). Non-estate position.

- Range of period barns
- Lots of period character
- South facing part walled garden
- Diss rail station 10 miles
- No Onward Chain
- Stylish Listed house
- Set in 0.24ac
- Well served village
- Bury St Edmunds 14 miles

Full Description

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).

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 faade 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.

Outside

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 is 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

How to get there:

What3words: [///elects.fingertip.boasted](#)

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band: F

Ref: 2/19027/MS



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

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

10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk