



Easter Cottage

Little Green | Burgate | IP22 1QG

Offers Over £445,000

twgaze



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Charming and unspoilt, this Grade II Listed cottage is set within a quiet and picturesque hamlet. Offering 3 bedrooms, two receptions, bathroom, kitchen/breakfast, garage and grounds of over half an acre.

- Detached
- Quiet location
- A short drive from nearby amenities
- Breath taking countryside setting
- Cosy interior
- grade II listed cottage
- set within a hamlet of period homes
- Trains direct from Diss to London Liverpool Street
- Grounds extend in total to 0.61 acre

## Full Description

### Location

Easter Cottage is set within the picturesque hamlet of Burgate which comprises a number of period homes set back off an area of common land. The location is ideal for those wanting a taste of rural life yet be close to day to day amenities. The nearby village of Botesdale has a small supermarket, doctors, pubs, restaurants and school and there is also a village shop, post office, school and restaurant at nearby Wortham. The bustling market town of Diss is just 6 miles away with a mainline railway station on the Norwich to London Liverpool Street line, a journey taking around 90 minutes. The beautiful Heritage Coast around Southwold, Walberswick and Aldeburgh is around 40 minutes by car.







## The Property

Easter Cottage is Listed as Grade II, denoting a property of architectural or historic importance and this cottage retains its integrity, having a wealth of character and period features, including the inglenook fireplace, period doors, exposed wall and ceiling timbers and a general feeling of the quintessential chocolate box cottage. There is a cosy sitting room with dual aspect windows and an inglenook fireplace with a recently installed wood burner. The cottage has been extended to create a second reception room with bedroom above and incorporates the use of oak, including a fine staircase. The cottage has been used as a holiday cottage in the past but would equally suit a couple or a small family.

## Outside

The cottage is set back behind Little Green (an area of Common) and is almost hidden from view from the road. There is a brick outbuilding (21'6 x 11'6) and a summerhouse (10' x 10') both with power connected. There are two parking spaces in front of the outbuilding. The garden is cleverly planned with areas of lawn, an orchard, wild flower area and cottage style flower beds flag the front path. The garden extends to 0.247 ha (0.61ac) but is easy to maintain. In addition, there is a pond and a compost area. The property also has the freehold of the area of Common directly in front of the cottage which amounts to 0.077 ha (0.19ac).

## Services

Mains water and electricity are connected to the property. Easter Cottage has oil fired central heating and private drainage.

## Directions

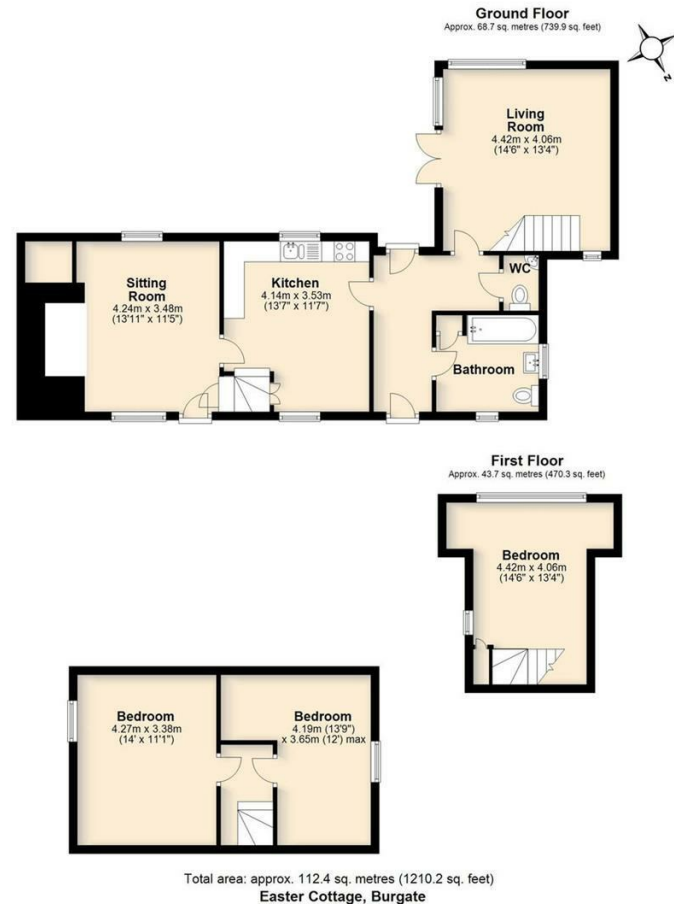
From Diss connecting with the A143 and heading through the village of Wortham towards Bury St Edmunds. Soon after leaving the village of Wortham take the left turn after the lay-by into Little Green. Follow the road in the village and the cottage will be found on the right hand side just before the T-junction.

Viewing Strictly by appointment with TW Gaze.

Council Tax band: D

Freehold

Ref: 18004/REY



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

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