



Elderberry Barn, High Street, Hopton, Diss, IP22 2QX

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ESTABLISHED 1966

Elderberry Barn
High Street
Hopton
Diss
IP22 2QX

Former hay barn in a handy village location offering scope to update and improve - excellent village amenities.

RECEPTION HALL • SITTING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY • LAUNDRY • SHOWER ROOM • THREE BEDROOMS • DRESSING ROOM/STUDY • FAMILY BATHROOM • GARAGE • GARDEN

Elderberry Barn stands on the village street of a private driveway, shared with just one neighbour. It provides excellent two-storey south-facing accommodation converted around 23 years ago and now offering an opportunity to update and improve. Of both brick and timber frame construction, it provides an attractive home with a south-facing 'sun trap' walled garden, a rear garden, parking and garage. Briefly it comprises:

RECEPTION HALL an impressive entrance with staircase to galleried landing, exposed studwork, door to garden.

SITTING ROOM double-aspect room with exposed studwork and an open brick fireplace with fitted wood-burning stove.

KITCHEN/BREAKFAST ROOM with wooden floorboards, exposed studwork, this fine double-aspect room has a range of fitted wall and base units with work surface inset with ceramic sink and drainer unit, and space for cooker. Open studwork and step through to utility area with further storage and work surface, plumbing and space for dishwasher.

LAUNDRY ROOM with built-in shelving, and exposed studwork, work surface, Butler sink, space and plumbing for washing machine,

SHOWER ROOM with corner shower cubicle, pedestal wash hand basin, low-level WC, and door through to integral garage.



GUIDE: £475,000 - freehold

LANDING with exposed beams and studwork, shelved linen cupboard.

BEDROOM ONE with exposed beams.

DRESSING ROOM/STUDY

BATHROOM with a large freestanding roll-top ball and claw foot bath standing on a raised plinth, wooden floorboards, pedestal wash hand basin and low-level WC. Shelved airing cupboard.

BEDROOM TWO

BEDROOM THREE in to the eaves with a Velux roof light and exposed timbers, and eaves storage.

OUTSIDE To the rear is an enclosed garden terrace with flagstone paving. The main garden is at the front of the property enclosed within a red brick wall with flower border, lawn, and a couple of raised beds, with flagstone terrace providing an absolute sun trap, with pedestrian gate to a gravelled parking area and access to integral single garage.

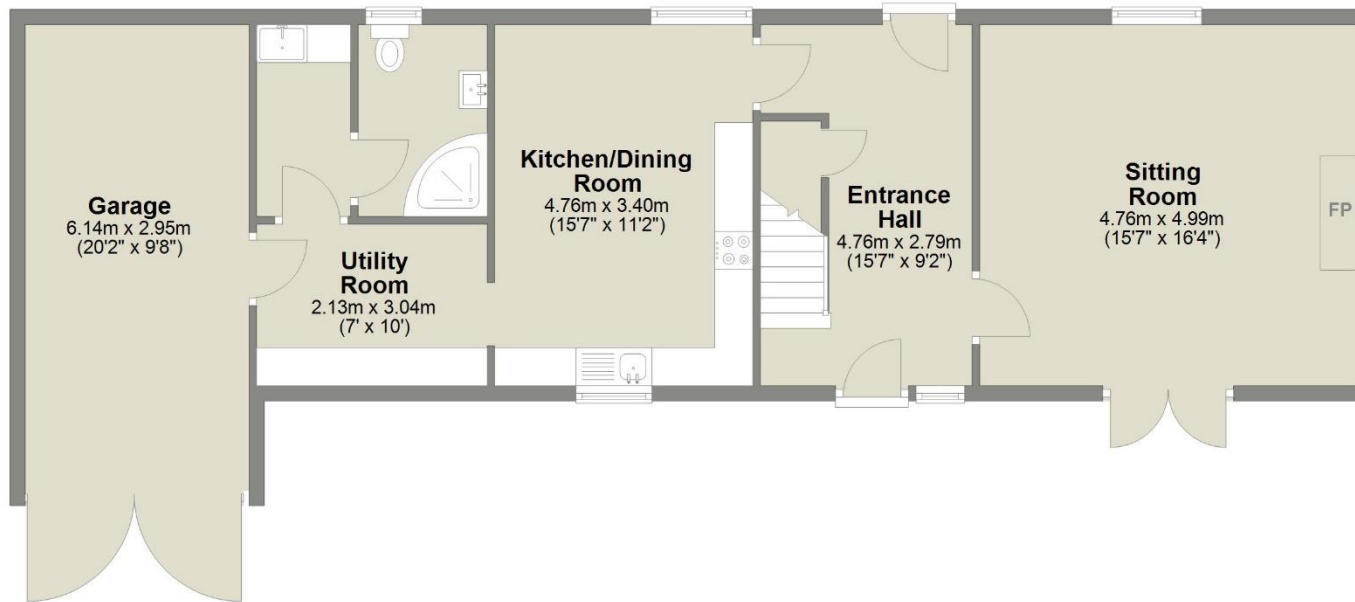
GENERAL INFORMATION

- Mains water, drainage and electricity.
- Oil-fired central heating.
- Council Tax – West Suffolk – Band E - £2,540
- Within a conservation area.
- Ofcom states Superfast broadband is available
- Ofcom states mobile signal is available
- EPC - F
- What3words: nail.lamplight.dared



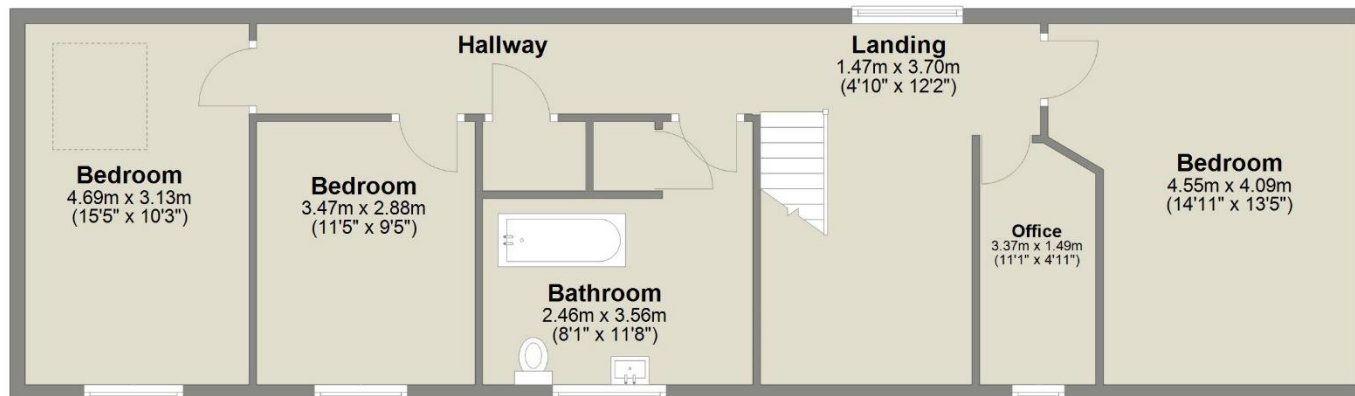
Ground Floor

Approx. 87.7 sq. metres (944.0 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.6 sq. feet)



Total area: approx. 171.7 sq. metres (1847.6 sq. feet)

This Plan is for layout Guidance Only. Not drawn to scale unless stated. Windows, doors openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, Shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents 2024
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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