



AN ATTRACTIVE 18TH CENTURY COTTAGE WITH ANNEXE, SITUATED IN A PEACEFUL SEMI-RURAL SETTING IN MATURE 0.55-ACRE GARDENS

Grundle Corner Cottage, Honeypot Lane, Wattisfield, Suffolk IP22 1PA

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ESTABLISHED 1966

Grundle Corner Cottage Honeypot Lane Wattisfield Suffolk IP22 1PA

- Diss Mainline Station 10 miles
- Bury St Edmunds 13 miles
- Norwich 30 miles

SITTING ROOM • DINING ROOM • FAMILY ROOM
KITCHEN/BREAKFAST ROOM • UTILITY ROOM • 3 BEDROOMS
BATHROOM • 1-BEDROOM ANNEXE/STUDIO • DOUBLE GARAGE
• **ALL IN 0.55-ACRE**

The Property (1,496ft²)

Situated in an enviable rural setting, Grundle Corner Cottage is a delightful country home, built of traditional timber-frame construction with red-brick elevations under a clay pan-tiled roofline. The cottage dates back to the 1780's, originally two farm workers cottages and subsequently converted in to one dwelling by the village postman.

The property is graced with many notable original features and charming characteristics, with attractive timbers and latch doors, exposed brickwork and two fireplaces. The property enjoys a good degree of natural light throughout, with accommodation extending to around 1,500ft² (plus annexe) and arranged over two floors comprising dining room with double aspect, inglenook fireplace, tiled floors and leads into the kitchen/breakfast room, which is fitted with an extensive range of matching shaker-style base, eye-level and display units, solid wood worktops with Belfast sink, freestanding range cooker, exposed brickwork and quarry tiles.

From the kitchen is an opening, leading to a family room, with window to the side aspect into the gardens and access to a side hall, with the family bathroom, with underfloor heating, tiled walls and fitted with a modern suite comprising panelled bath with shower over, pedestal wash basin and low-level WC. The landing has attractive exposed timbers and floors, leading to three bedrooms which all look out over the mature garden, with exposed timbers and floorboards.

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Guide: £565,000 (Freehold)



Garage/Annexe (775ft²)

Converted from a former stable, the garage and annexe provide further 'overflow' accommodation or dedicated workspace away from the cottage. Presently, there is a double aspect sitting area/library, with extensive shelving and brick floors, a modern tiled shower room, staircase up to a bedroom with open gallery to the ground floor and large picture window overlooking the garden. Adjoining the annexe is a garage with single roller door, measuring 15' x 18'.

Outside

The cottage occupies a generous and mature garden plot, delightfully tucked away at the beginning of this quiet no-through lane. Largely lawned, the gardens offer a high degree of privacy and seclusion, with mature trees and shrubbery along with small footbridge over a stream leading to a further enclosed lawned area.

From the garden gate is direct access to Noble's Lane, a bridle/footpath offering scenic country walks away from roads, and strolls around the village and towards Westhall Wood in Rickinghall Inferior.

Services

Mains water, drainage and electricity • Oil-fired heating • Council Tax Band 'E' • EPC-rating 'E' • Broadband: Ofcom suggest 27Mb is available • Mobile: Ofcom suggest all providers likely.

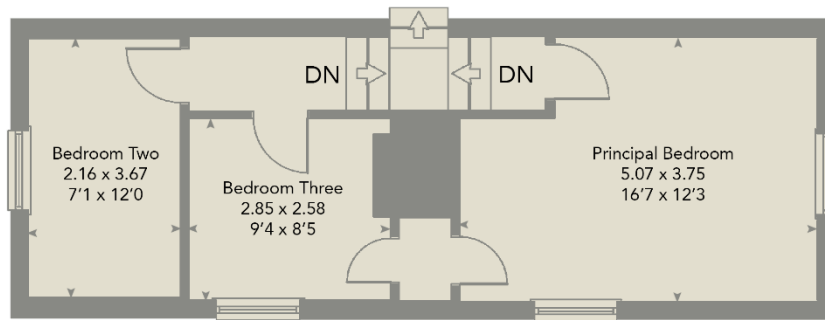
Location

Wattisfield is a north Suffolk village with a thriving local community & St Margaret's Church. The nearby villages of Rickinghall and Botesdale provide a good range of everyday amenities including a doctor's surgery, dentist, two public houses, co-op and coffee shop. Walsham le Willows is approximately 2 miles away and provides a primary school, butchers, public houses as well as a family sports club. The market town of Diss is approximately 9 miles away and from here trains depart on the London-Norwich mainline. (Diss to London Liverpool Street Station Journey time approximately 90 minutes).

Historic Bury St Edmunds is approximately 14 miles away with its cathedral, shopping, dining and is just a 22-minute drive theatre in the other direction. The Heritage Coast of Southwold and Walberswick is around a 45-minute drive and the Norfolk Broads a similar distance to the north.

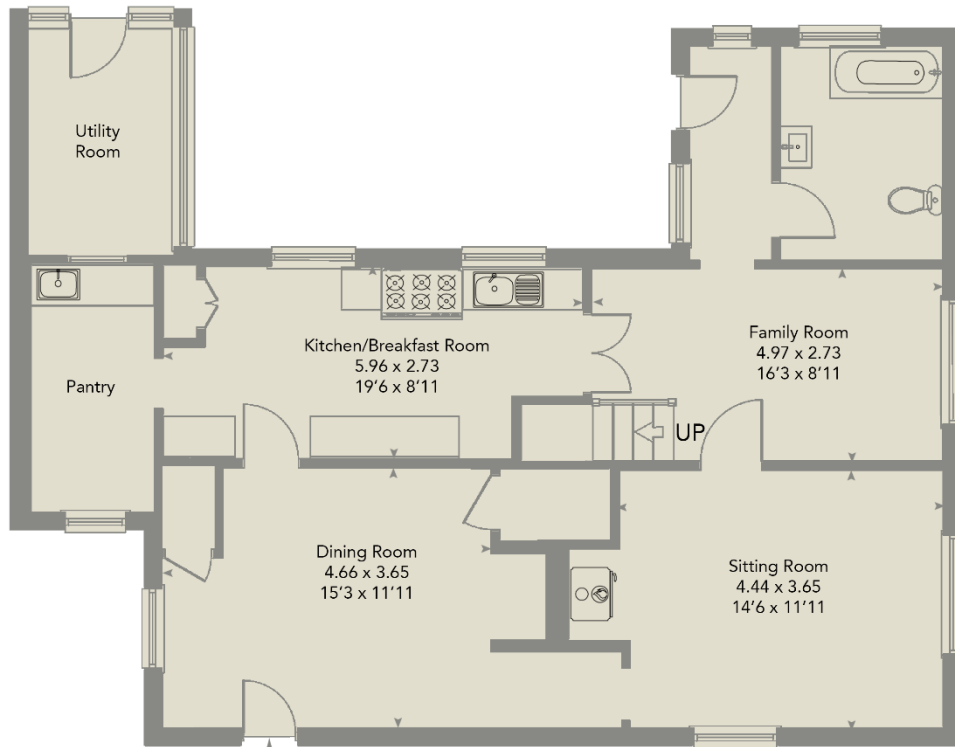
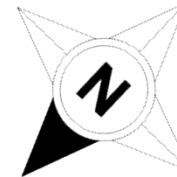
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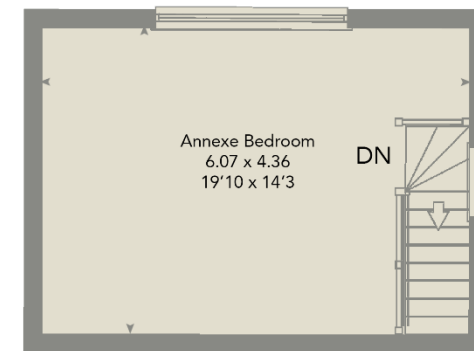


First Floor

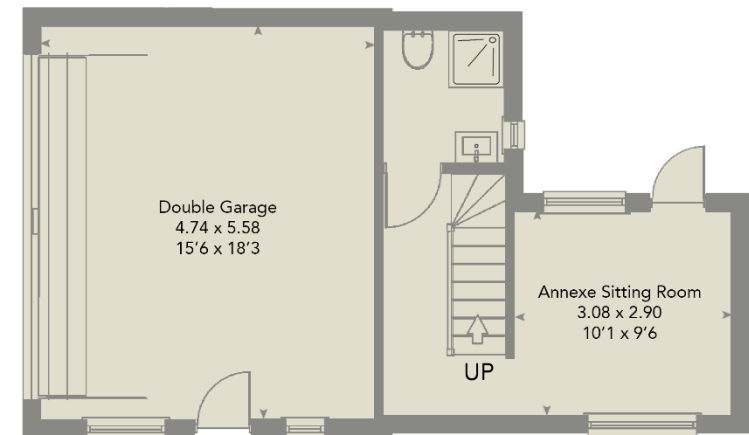
Approximate Gross Internal Area = 139 m² / 1496 ft²
 Garage = 72 m² / 775 ft²
 Total = 211 m² / 2271 ft²
 For identification purposes only - Not to scale



Ground Floor



Garage First Floor



Garage Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door 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.
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