



The Old Smithy
Bury Road
Hopton
Suffolk
IP22 2NU

Guide Price: £495,000

No Onward Chain





- Set in 0.27ac
- Field views
- Stylish 4 bedroom period house
- Attached forge building and separate outbuilding
- Edge of village
- No Onward Chain



Location

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 (14 miles), Diss (9 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

As the name suggests, this was once the village forge and the smithy building remains largely untouched with its two forge fireplaces in situ. It is attached to the house and would make a superb extra living room or perhaps home studio/office area. The rest of the house is well presented and ready to move straight into. It displays a number of period features including the fireplaces and exposed timbers. The house is bright and on the rear is an Amdega conservatory looking into the south facing garden. The first floor has four bedrooms one of which has an ensuite shower, plus the family bathroom. The landing is large enough for part to be used as an additional working area. Overall this property provides good family accommodation with a sense of style.

Outside

The house is set quite central to its 0.27ac plot. To the front is a shingle drive for a number of cars. Shrub beds giving privacy and leads to grassed areas. The grass wraps around the side to the rear garden where there is a mix of grass, trees and shrubs. At the back is a large shed.

The rear garden has attractive views over a rolling landscape of farm and woodland.

Agents Note

The field on the opposite side of the road is being developed for housing.

Services

Mains water and electricity are connected. Private drainage. Oil fired boiler providing heating to radiators. Bottled gas supply for hob.

Directions

From Diss head west along the A1066 towards Thetford. At Garboldisham turn left at the crossroads and continue out of the village. Proceed into the village of Hopton, Past the shop on the left and The Old Smithy is a little further down the hill on the right.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – E


Ref: 2/19162/MS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 227.5 sq. metres (2448.5 sq. feet)

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