



Moneypot Hill, Redgrave, Diss

Sheridans



Money Pot Hill, Redgrave, Diss IP22 1SF

Guide Price £395,000

A meticulously restored detached barn conversion providing stylish living in a tranquil semi rural setting just a 5 minutes walk from Redgrave & Lopham Fen National Nature Reserve.

The property comprises a two bedroom single storey detached barn conversion having been converted in 2016 whilst retaining a wealth of character and original features with the benefit of all modern conveniences including wooden triple glazed windows and doors, whilst being heated by electric underfloor heating with solid wood flooring throughout. Being presented in an immaculate decorative order offering bright and spacious accommodation throughout.

The accommodation currently in brief comprises as follows;

The kitchen breakfast room is double aspect to front and side and offers an extensive range of wall and floor units, solid oak work surfaces, Stoves double oven, five ring electric hob with extractor above, double porcelain sink and mixer tap, open plan to the main reception room.

This particularly light and airy reception is a perfect place to relax and entertain with window to side with high spec wood burner, wooden flooring with under floor heating. The inner hall with built in airing cupboard, gives access to the

two comfortable bedrooms, both with amazingly high ceilings and exposed beams.

The family bathroom has a skylight to rear and comprises a large walk-in shower, completing the accommodation.

Outside

The property is set upon a tranquil no-through lane being approached via a five bar gate and shingle driveway giving off-road parking for multiple vehicles. The main gardens are found to the rear being predominantly laid to lawn with trees, plants and shrubs providing the occupants with a good degree of privacy.

Location

Set upon a tranquil no-through lane within a stones throw of the rural countryside on the outskirts of the village. The village of Redgrave is located within the beautiful countryside on the north Suffolk borders being a quintessential English village, steeped in history and having a beautiful assortment of many period properties centred around a large village green and pond. The village still retains good amenities by way of having a public house, fine church, convenience store and being within the Hartismere school catchment area. More facilities can be found within a mile or so to the south within the villages of Rickinghall and Botesdale including an excellent medical centre. The historic market town of Diss lies seven miles to the east providing a more extensive and diverse range of

- Unique detached barn conversion in tranquil semi rural setting
- Ample parking
- Charming well stocked gardens
- Wealth of high quality features and an excellent attention to detail
- Finished to a particularly high standard
- Ground floor living with under floor heating throughout and wood burner
- Light and airy sitting/dining room
- Well equipped kitchen with built in appliances
- Two comfortable bedrooms, family bathroom
- Oak flooring and doors, bespoke windows, internal viewing essential

facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Services

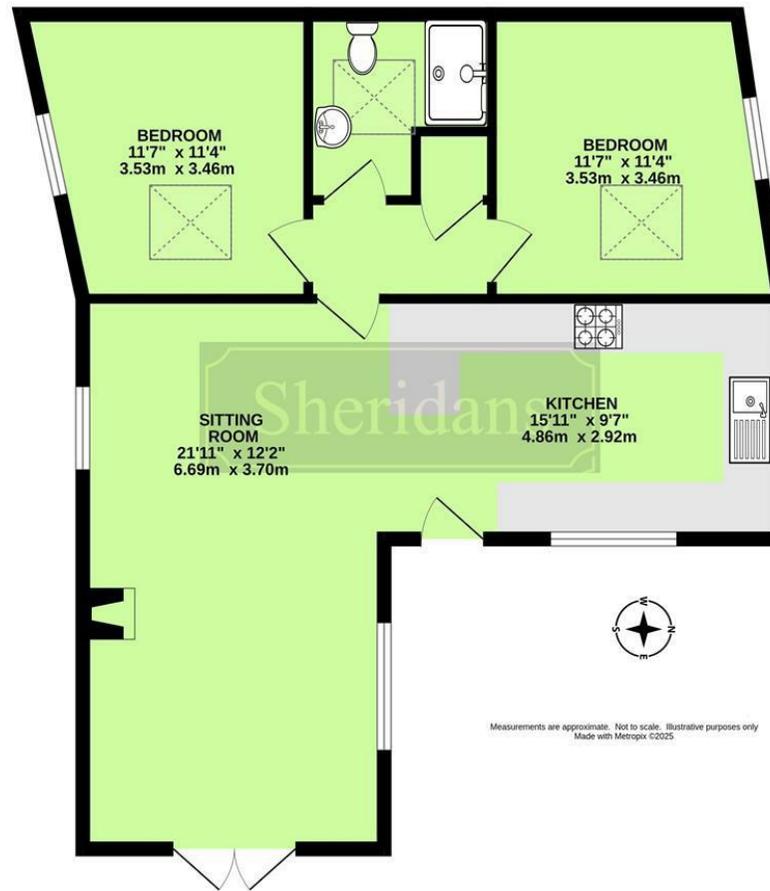
Treatment Plant Drainage - Heating - underfloor Council - Mid Suffolk- Tax Band C

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
 Bury St Edmunds, IP33 1NE
 Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
 London, SW1X 0BD
 Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



Sheridans