



## Long Green, Wortham, Diss, IP22 1PU

**Guide Price £400,000 - £450,000**

This period four bedroom detached cottage offers a wealth of character dating back to the 1600's. Occupying a sought after position upon Wortham Green and with generous gardens stretching to the regions of 0.31 acres (sts).

- Approx 0.31 acre plot (sts)
- Views over Wortham Green
- Westerly facing rear gardens
- Freehold
- Versatile living space in the regions of 1800 sq ft
- 4 Reception rooms
- Council Tax Band E
- Energy Efficiency Rating TBC.



## Property Description

### Situation

Boasting a pleasing and prominent position within the centre of the village, the property is found upon Wortham Green set back from a small private driveway and with far reaching rural views over The Green itself. The traditional and desirable village of Wortham lies off the A143 on the north Suffolk borders and within the beautiful roaming countryside close to the Waveney Valley. The village is steeped in history being well established and offering a beautiful assortment of many period and attractive properties predominantly centred around the large village Green. There is further the benefit of local amenities by way of having a public house, village shop, tea room, schooling and village hall with sports facilities. A more extensive range of amenities and facilities can be found within the historic market town of Diss lying some 4 or so miles to the east and with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

Comprising a four bedroom detached thatched cottage with pleasing colour wash rendered elevations under a thatched roof and believed to date back to the 1600's being of massive oak timber frame construction, much of which is revealed and on show giving an abundance of charm and character throughout. Notice is drawn to the versatile living space with accommodation in total being in the regions of 1800 sq ft, having the luxury of four separate reception rooms and the versatility of a ground floor bedroom. Over the years the cottage has had a sensitive modernisation programme combining modern fixtures and fittings whilst retaining many of the period features one would expect to find in a property of this nature and with the benefit of the cottage being unlisted.

### Externally

The cottage is set back from an unmade and private road forming part of the common, having particularly good frontage and with off-road parking upon a shingle driveway. A pretty picket fencing marks the front boundaries with the gardens being laid to lawn. The main gardens lie to the rear and are of a generous size again being predominantly laid to lawn and enclosed by established hedging enjoying a south westerly aspect. Overall the grounds extend to the regions of 0.31 of an acre (sts).

The rooms are as follows

**ENTRANCE HALL:** Access via a solid wood period door to front, tiled flooring, good space for shoes and coats and brace and batten door giving access through reception room one.

**RECEPTION ROOM ONE:** 14' 5" x 13' 8" (4.39m x 4.17m) Enjoying views over the front gardens and Green beyond. Stairs rising to first floor level. Exposed timbers and beams and inglenook fireplace to side.

**RECEPTION ROOM TWO:** 13' 7" x 13' 10" (4.14m x 4.22m) Again with views over Wotham Green, inglenook fireplace to side with oak bressumer beam and red brick hearth. Exposed timbers and beams and access through to the bathroom and study.

**RECEPTION ROOM THREE:** 13' 11" x 12' 7" (4.24m x 3.84m) Currently used as a formal dining room and with views and access onto the rear gardens, arch connecting through to the kitchen. Secondary door giving access through to reception room four.

**RECEPTION ROOM FOUR:** 12' 6" x 14' 1" (3.81m x 4.29m)

Providing versatile living space. A stable door leading onto the rear gardens and accessed through to bedroom four to side.

**BEDROOM FOUR:** 9' 8" x 8' 9" (2.95m x 2.67m) Having been used as a bedroom in previous years and now set up as a dressing room.

**KITCHEN:** 7' 6" x 13' 5" (2.29m x 4.09m) With window to the front aspect. Arch connecting through to the dining area. Large pantry cupboard to side. Inset porcelain sink to side and Range to side. Tiled flooring.

**UTILITY:** 6' 0" x 8' 6" (1.83m x 2.59m) Access via the kitchen with roll top work surface and space for white goods below. Window to side. Tiled flooring.

**STUDY:** 8' 1" x 5' 5" (2.46m x 1.65m) Access from reception room two and providing useful space for desk and storage. Window to front overlooking The Green.

**BATHROOM:** 7' 9" x 7' 7" (2.36m x 2.31m) A modern three piece suite in white with roll top bath and claw feet, low level wc, wash hand basin and heated towel rail.

**FIRST FLOOR LEVEL: LANDING:** Giving access to bedroom one and two.

**BEDROOM ONE:** 14' 0" x 13' 11" (4.27m x 4.24m) A generous size principal bedroom enjoying elevated views over The Green.

**BEDROOM TWO:** 14' 4" x 14' 1" (4.37m x 4.29m) Another well proportioned second bedroom with window to front and providing access through to bedroom three.

**BEDROOM THREE:** 8' 0" x 13' 7" (2.44m x 4.14m) A single bedroom with window to the side aspect.

**SERVICES** Drainage - Private (septic)

Heating type - Oil central heating

EPC rating -

Council Tax Band - E

Tenure - Freehold

**OUR REF:** 8344



# Viewing Arrangements

Strictly by appointment

# Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

