



The Street, Hepworth

Sheridans



The Street, Hepworth IP22 2PS

Offers Over £645,000

Historic 4 bedroomed period house providing well proportioned accommodation complemented by delightful grounds extending in all to about half an acre.

Understood to have origins dating back to the 15th century and listed Grade II as being of specific architectural and historical interest, this splendid period house provides a surprising level of particularly well-proportioned accommodation displaying many original features, including a fine exposed timber frame with carved timbers and evidence of mullion windows, huge Inglenook fireplaces with cambered oak Bressumer beams and wood burning stove.

Benefitting from oil fired radiator central heating, the accommodation currently in brief comprises; of an entrance hall with door to the dining room, creating an ideal reception for entertaining with a fine Inglenook fireplace, many exposed timbers, fitted cupboards and French doors to the rear gardens.

The dual aspect sitting room is simply a stunning reception room, full of character and features including a massive Inglenook fireplace with wood-burning stove and an abundance of exposed beams. Two staircases lead to the first floor and a door leads to a versatile reception room/study or fourth bedroom. The kitchen breakfast room is fitted with a matching range of units providing plenty of

drawer and cupboard space, complemented by built-in appliances and a spacious shower room has a window to side.

Two staircases lead to the first floor and to the three large double bedrooms and spacious family bathroom completing the accommodation.

Outside

The house is approached along a driveway providing extensive vehicle parking, turning space and access to the detached garaging with power and lighting connected. The gardens are a fabulous feature of the house, being mostly laid to lawn and stocked and interspersed by a variety of mature trees, shrubs and flowering plants. The gardens enjoy a favorable westerly aspect and include a large studio/garden room, summer house/home office, green house and various timber sheds. There is a pond, vegetable gardens and an excellent degree is provided. All in just over half an acre.

Location

The property enjoys a delightful setting close to the heart of the village standing in mature private gardens backing onto farmland. Hepworth is a popular village situated approximately 12 miles to the North-East of Bury St Edmunds and provides convenient access to Diss with its main line rail link to London.

- Historic former medieval hall house
- Grade II listed
- Generous beautifully stocked gardens of just over half an acre
- Studio, home office, garaging
- Plenty of parking/turning space
- Wealth of original features
- Sitting room, dining room
- Kitchen breakfast room
- three/four large bedrooms, two bathrooms
- Village setting backing onto fields

Directions

When proceeding through Hepworth along The Street from the direction of the A143, the driveway leading to the house will be found on the left-hand side.

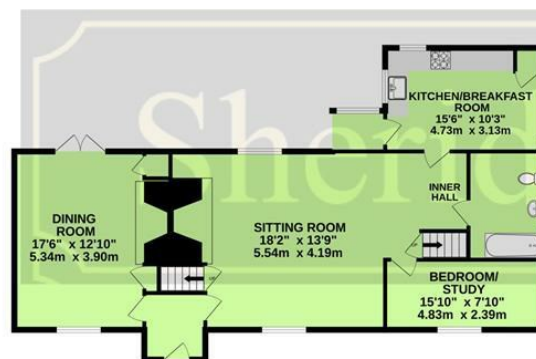
Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band F. Grade II Listed.



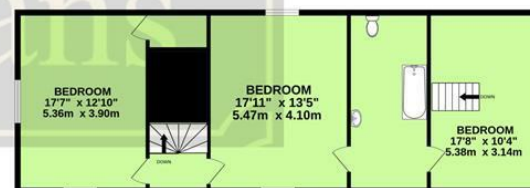


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



2ND FLOOR



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.

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