



The Swallows
Botesdale, Suffolk

**DAVID
BURR**



The Swallows, The Street, Botesdale, IP22 1BP

The well served and thriving North Suffolk combined villages of Botesdale and Rickingham have an excellent reputation and are well served with a range of facilities including primary school with nursery, health centre, dentist, Co-op, two public houses and a variety of other small stores together with excellent range of local community activities and regular bus service. The market towns of Diss and Stowmarket provide a direct mainline service to London's Liverpool Street Station. More comprehensive facilities can be found in the historic cathedral town of Bury St Edmunds, which offers a full range of schooling, recreational and shopping facilities including the Arc shopping centre. Cultural amenities include the impressive Georgian Theatre Royal and the Abbey. The Heritage coast of around Southwold and Walberswick is around a 45 minute drive and the Norfolk Broads a similar distance to the north.

An elegant double fronted Georgian styled residence occupying a prime position within Botesdale village offering a unique chance to acquire a wonderful period home together with a detached converted Gig House offering the flexibility of ancillary accommodation, studio or income stream through holiday lets. Both the principal house and Gig House enjoy the added benefit of a delightful York flag paved courtyard garden and beautiful secluded lawned gardens beyond. The property offers typical Georgian symmetrical accommodation layout and features secondary double glazing windows throughout, stripped internal wooden doors and original fireplaces. In all about 0.33 acres.

A superb period property in the heart of the village with detached converted Gig House offering ancillary accommodation ideal for a variety of uses together with stunning gardens.

Front entrance door to;

ENTRANCE HALL: An impressive area with original patterned tiled flooring. Staircase to first floor with understairs storage area. Doors to principal reception rooms and kitchen. Original functional bell pull.

SITTING ROOM: 13' x 12'8 (3.9m x 3.9m). Sash window to front aspect and original feature fireplace (not used) with wooden fire surround and mantle, cast iron fire grate and slate hearth.

DINING ROOM: 13' x 11'8 (3.9m x 3.6m). Similar proportions to the sitting room with sash window to front aspect. This room also features a similar original fireplace with cast iron fire grate and hearth in addition to exposed ceiling timbers.

KITCHEN/BREAKFAST ROOM: 22'3 x 9'5 (6.8m x 2.9m) Situated to the rear of the property with twin sash windows overlooking the courtyard garden. Exposed brick chimney breast with inset Rayburn cooker range.

Built-in bespoke cupboards with granite worktop and ceramic undermount sink with mixer tap. Integrated appliances include Bosch dishwasher and slot in electric cooker with oven and four ring electric hob. Part glazed stable door leading out to the garden and fully glazed door to utility/cloakroom and pantry.

PANTRY: Featuring a range of shelving for storage.

UTILITY/CLOAKROOM: 10'2 x 9'5 (3.1m x 2.9m). Sash window to rear aspect. Wall storage cupboard. Large ceramic Butler sink unit. W.C. Space and plumbing for washing machine. Floor mounted boiler. Access to dry cellar.

First floor

LANDING/SNUG: A spacious area with front facing sash window and seating area. Return balustrade. Loft access hatch.

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BEDROOM 1: 12'9 x 11'5 (3.9m x 3.5m). Located to the front of the property with views over Botesdale high street. Original period fireplace with cast iron dog grate. Door to;

EN SUITE: Quadrant shower cubicle with sliding glass doors, pedestal wash hand basin, W.C. and matching bidet. Window to rear. Built-in storage cupboard. Chrome towel radiator.

BEDROOM 2: 13' x 12'2 (3.9m x 3.7m). A large double bedroom with sash window to front. Built-in storage cupboard. Original cast iron fireplace.

BEDROOM 3: 13'1 x 6'9 (3.9m x 2.1m). A double bedroom situated to the rear with window overlooking the garden. Built-in wardrobe.

BATHROOM: 9'4 x 9'2 (2.8m x 2.8m). A generous size room with cast iron roll top bath with antique style mixer tap and hand shower, corner shower cubicle with Mira fittings, W.C. and oak vanity unit with granite top and circular wash hand basin with mixer tap. Built-in storage cupboard.

Gig House

A versatile space with attractive elevations with mature climbing rose to the front. Door opening into;

SITTING ROOM: 17'8 x 12' (5.4m x 3.6m). Wonderful brick herringbone flooring. Open studwork separating this area from a study/home office. Window to side and front. Staircase rising to first floor. Door to cloakroom.

CLOAKROOM: Compact cloakroom with W.C. and wash hand basin.

STUDY/HOME OFFICE: 11'2 x 7'8 (3.4m x 2.3m). Continuation of the herringbone brick flooring. Large window to rear aspect and further windows to side.

First floor

BEDROOM/STUDIO: 17'9 x 12'3 (5.4m x 3.7m). A spacious room with a generous amount of natural light being ideal as a studio, sitting room or home office. Windows to front and side aspects. Large storage cupboard. Exposed timbers to wall. Door to;

BEDROOM: 11'2 x 7'7 (3.4m x 2.3m). Large picture window to the rear with views over the garden and window to side. Corner shower cubicle with sliding doors and chrome shower fittings.

The Gig House has many potential uses



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Outside

Immediately to the rear of the main House is a large Yorkstone and Indian Sandstone paved terrace with access to the front via double timber entrance gates leading through to a pair of wrought iron gates allowing off road parking. The courtyard garden can be enjoyed by both the main house and the Gig House and features a number of raised well stocked side borders. The upper lawn area meanders around the back of the Gig House before opening out into a large lawned garden with many fine tree plantings and a variety of climbing roses and honeysuckle interwoven amongst the trees. The garden is truly an oasis in the centre of the village being completely unoverlooked and offers the perfect place to enjoy the warmer weather and family gatherings with the addition of a large timber framed **SUMMERHOUSE** with glazed French doors, power and lighting together with water and a wash hand basin. A paved terrace to the front of the summerhouse being ideal for al fresco dining.

Situated to the side of the garden is a large timber **WORKSHOP** with extensive shelving, ample power sockets and lighting offering a variety of uses. To the rear of the workshop is a composting area being out of view from the main garden.

In all about 0.33 acres.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

EPC Rating: E

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

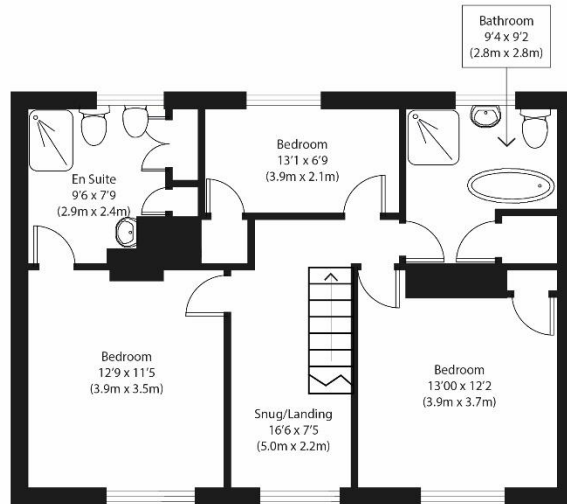
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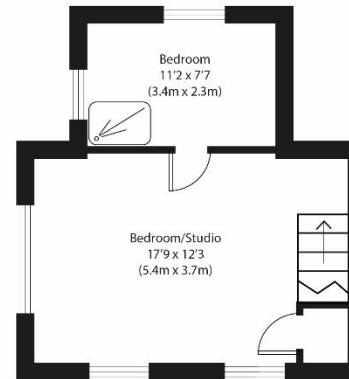


Approximate Gross Internal Area
 Main House 1510 sq ft (140 sq m)
 Outbuildings 980 sq ft (91 sq m)
Total 2490 sq ft (231 sq m)

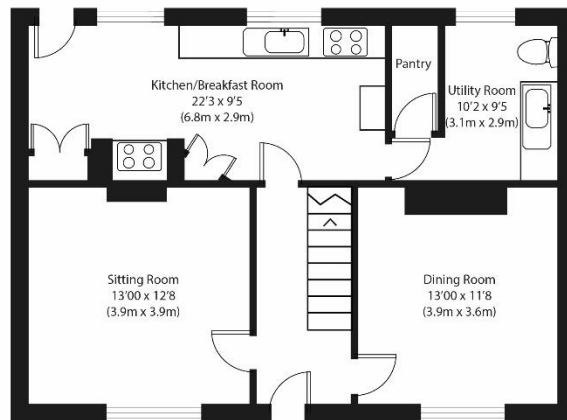
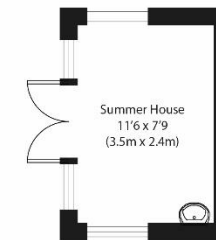
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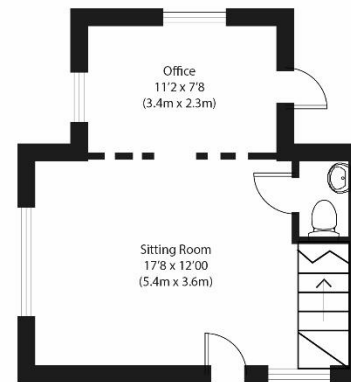
First Floor



Annex First Floor



Ground Floor



Annex Ground Floor

