



45 Low Street, Hoxne

Harrison Edge
Estate Agents

A delightful period cottage, tucked away off Low Street and offering well proportioned 2 bedroomed living space across three floors. This unlisted classic timber framed property includes exposed beams, inglenook fireplace along with brick and pamment floors.

- Semi detached period cottage
- 2 Double Bedrooms
- Lovely timbered reception room
- Double Kitchen with appliances
- Delightful cottage garden
- LPG radiator heating

Location

Hoxne lies in an outstanding rural area on the south side of the picturesque Waveney Valley and is surrounded by a network of lovely country lanes and footpaths giving easy access to not only the village amenities such as the post office stores, pub and primary school but also Eye and the wide variety of facilities on offer there. The active village community attracts all age groups and throughout the year traditional activities take place ranging from monthly Parish Council Meetings in the Village Hall, to Fetes and events on the Village Green and Playing Field. Neighbouring Eye is fortunate in having supermarkets, butchers, a baker, chemist and a variety of other shops and businesses allowing the area to be essentially self sufficient. A Health Centre, Primary School and High School with Sixth Form combine to appeal to a wide ranging age group. Moreover at Diss, approximately 5 miles distant, a mainline rail station has commuter services to London Liverpool Street in a journey time of around 90 minutes. No.45 is set back from the road being the far end of an attractive red brick pair.

Description

This delightful cottage presents a red brick and pantile roof exterior belying an impressive timber framed interior of some considerable age with many of the architectural ingredients one expects. Floors, timbers, inglenook fireplace and doors are all in keeping creating a tremendous atmosphere and combine with more recent sensitive touches such as kitchen and bathroom fittings along with cast style radiators. The current owner has

further enhanced the property by investing in a splendid range of double glazed timber windows and external doors with all the attributes of a PVCu unit but in traditional painted cottage style. Furthermore, an earlier wood burning stove has been replaced by an ingenious A + rated wood pellet burning Dutch stove which can even be controlled with a timer. Many other aspects have also contributed to making this cottage now a home having previously been a rental property up until this current ownership. The previous owners modernised it from 2009 when works included amongst other things replacement of sole plates, installation of new kitchen with integrated appliances, newly fitted bathroom, rewiring with mains smoke and heat sensors (since renewed in 2019) and LPG, which in addition to firing the cooker also serves a 2018 installed boiler, supplying domestic hot water and radiators. The layout of the interior is such that an initial porch leads to a well proportioned main reception room with beyond rear hall, initial kitchen with breakfast and cooking/preparation area beyond plus bathroom. The early newel stairs rise to a landing and superb timbered bedroom above which the attic room above serves as Bedroom 2. The cottage is not Listed and lies within the village Conservation Area.

Entrance Porch

An initial space with outer door and side windows laid with pamment clay tiles. A splendid boarded door leads through to..

Reception Room 4.72m x 3.91m plus recess to either side of chimney (15'6 x 12'10 plus recess to either side of chimney)

A stunning period room within well timbered walls and ceiling of good height (approx. 6'3 to underside of joist), along with tremendous brick floor and inglenook fireplace complete with stylish A+ rated Duro Flame Rembrandt pellet burning stove. Two cottage style casement windows have been updated with installation of high efficiency double glazed windows each with smart shutters. Cast style radiator with thermostatic radiator valve (TRV). BT Openreach double master socket. Television point. The traditional stairwell of newel stairs rises to the first floor and with cupboard beneath. A step up from the main room leads through to...

Rear Lobby

Providing access via a recently updated high efficiency part glazed stable door by the same suppliers/installers of the new windows, to the outside rear. Doorways either side lead to both Bathroom and Kitchen spaces.

Kitchen 3.25m x 1.47m (10'8 x 4'10)

An initial kitchen space with stainless steel sink unit within worktop in a woodgrain finish extending above storage cupboards and integrated washing machine. A full height end unit contains the Ideal LPG gas fired boiler supplying domestic hot water and radiators. A window provides an outlook to the rear set off by a pamment topped sill. An open doorway and step leads through and down to the further kitchen area...

Kitchen (continued) 3.20m x 2.79m (10'6 x 9'2)

Fitted with additional units to match including further worktop plus cupboard and drawer storage units with integrated fridge and Neff brushed steel range cooker with chimney hood to match. Cast type radiator. Pamment laid floor and smart high efficiency french windows installed once again by the same supplier/installer of the new windows and rear stable door. These superior glazed doors lead out to the garden and an ideal al fresco dining space.

Bathroom

Nice and roomy and well styled with smart flooring to match the rear lobby and Kitchen along with cast style radiator to set off the suite comprising P'shape shower bath with shower and screen, pedestal wash basin and low level wc. Extractor fan. A window provides natural light and ventilation finished off by a pamment topped sill.

First Floor Landing

The newel stairs rise from the corner of the main reception room to an initial landing area with double opening window to the front providing a roof top view towards Low Street. A latched early door opens to a further stairwell and the attic floor bedroom. Stylish sisal matting is laid to the stairs and throughout the upper floors creating a super look.

Bedroom 1 4.72m x 4.14m (15'6 x 13'7)

A lovely room, well timbered with a shuttered window to the front elevation. Cast type radiator. Fitted wardrobe cupboard.

Attic Bedroom 6.07m x 3.66m Max note 1.73m across purlin to purlin. (19'11 x 12' Max note 5'8 across purlin to purlin.)

A splendid second bedroom with double glazed gable window and exposed timber framing showing the impressive roof construction along with exposed red brick chimneybreast. Cast type radiator.

Outside

The original house was many years ago divided into two dwellings. No.45 is furthest from the road, nicely set back in a discreet position. Initial access from the road is via a right of way through double wrought iron gates to the cottage garden gate and front garden. A similar arrangement can be found at the rear providing access to further outside space. The main garden space, set behind cottage picket fencing features lawn and borders, neatly tended and containing a number of plants and shrubs. An ideal al fresco area close to the kitchen french windows is used for a table and chairs. Across the rear a gravelled area, approximately 6' across leads onto a wider space containing a recently acquired GARDEN SHED along with 4 tall LPG bottles used in a rotating combination.

Services

The vendor has confirmed that the property benefits from mains water, electricity & mains drainage.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address

45 Low Street, Hoxne, IP21 5AS

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax

The property has been placed in Tax Band B.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

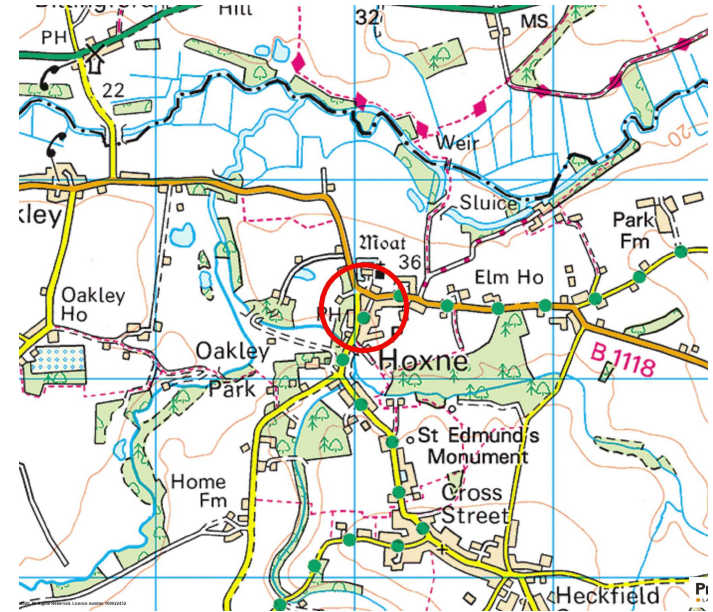
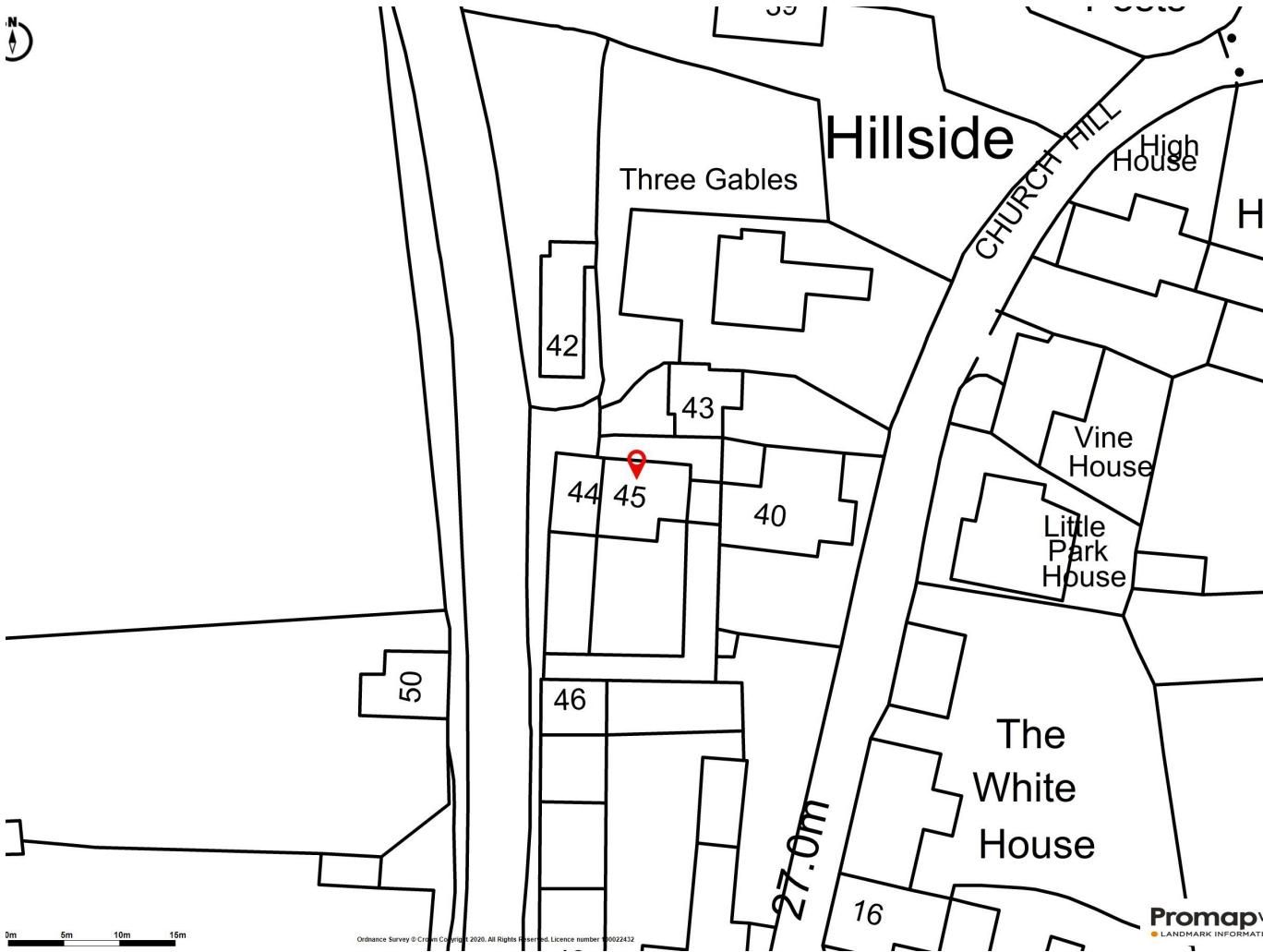
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660 *** Covid-19 - No more than two related viewers will be admitted to the property and assurances must be provided neither party has Covid-19 symptoms or has suffered from the illness. Viewers must bring with them appropriate PPE. ***

Directions

Hoxne lies on the edge of the Waveney Valley easily reached from Eye and the surrounding area. Follow the B1117 from Eye past the Church and out over the bridge. Take the next left signposted Hoxne after approximately one mile. Once in Hoxne No.45 will be found just past the Green set back on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G	16	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Energy Performance Certificate



45, Low Street, Hoxne, EYE, IP21 5AS

Dwelling type: Mid-terrace house
 Date of assessment: 29 May 2020
 Date of certificate: 29 May 2020

Reference number: 8670-6425-5810-3681-9226
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 93 m²

Use this document to:

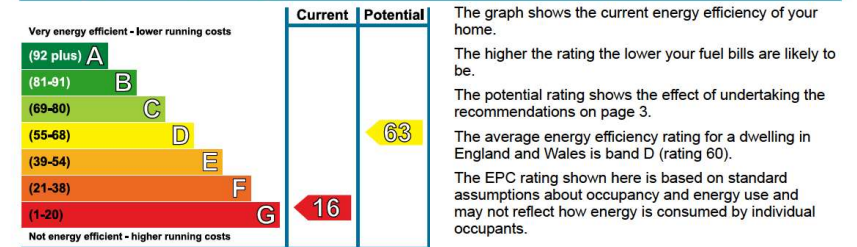
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,946
Over 3 years you could save	£ 2,982

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 213 over 3 years	
Heating	£ 5,229 over 3 years	£ 2,418 over 3 years	
Hot Water	£ 507 over 3 years	£ 333 over 3 years	
Totals	£ 5,946	£ 2,964	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

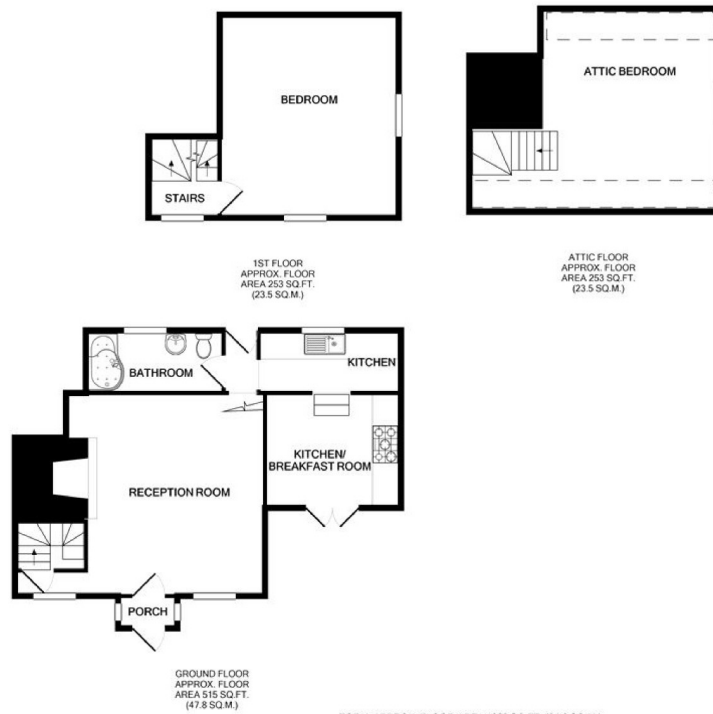


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 609
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,167
3 Internal or external wall insulation	£4,000 - £14,000	£ 327

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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