



The Street, Redgrave

Diss, Suffolk

Guide Price £525,000

LACY SCOTT  
& KNIGHT  
est. 1869

# Chapel House, The Street

Redgrave | Diss | IP22 1RW

Bury St Edmunds 25 miles, Diss 5 miles, Stowmarket 15 miles

A Grade II listed, village house, thatched and timber framed, also much improved and thoughtfully extended by the current vendors, creating a spacious family home in a lovely village centre location.

## Chapel House

This unique and delightful Grade II listed thatched timber framed village house is a characterful and spacious family home, recently extended and hugely improved with an impressive 2 storey addition to the rear. This now has increased the floor area to approx. 2280 square feet of interior space.

The original part of the house, was originally 2 cottages, late 16<sup>th</sup> Century housing 2 red brick chimneys and open fireplaces, on the ground floor, under a thatched roof. The new extension linked to the rear, has been sensitively and thoughtfully constructed, with solid hardwood windows and doors, double glazing, and pantiled roof, finished with K-render externally, and specified to a very high standard internally.

On the Ground floor, starting at the rear. As with many country and village homes, the main entrance is usually made via the back door, leading to the spacious inner hallway linking the newest and oldest parts of this home. With a handsome solid oak turning staircase leading to the principle suite, and bedroom 5 alongside upstairs. Back in the hall, there are attractive solid oak doors leading to storage cupboards housing the manifolds to underfloor heating, water pump, and space for coats etc. and windows to both the side, and rear. Doors to the kitchen, and through to the older part of the cottage to the front.

This wonderful extension houses the stunning modern kitchen family room, with hardwood double glazed windows, French doors, and bi-folding timber doors to the rear, opening up fully



to a large open outdoor paved terrace. The dining area of this spacious and sociable room is open and bright, with room enough for a large dining table. There is also a wet-system underfloor heating installed, linked to the oil-fired boiler and controlled via Nest, to create a comfortable winter environment under the hard LVT flooring.

Within the kitchen, fitted with quality cabinets under stone worktops, are integrated high quality Neff appliances, on the large central island, is an induction 5 ring hob, with extraction above, pan drawers and space for 2 wine fridges, and open counter area for breakfast stools. On the back wall a range of full height cabinets and for the home chef, integrated Fridge, 2 x

integrated wall ovens and a built in microwave and a Coffee machine. To the side, an under-mounted double sink, further cabinets, with stone worktops, and integrated refuse bins, and Dishwasher.

There is also a spacious walk-in Pantry, behind a bi-folding oak door, with ample further storage cabinets, open wall shelving, and integrated full height Freezer. To the other side of the kitchen, a practical walk-through utility room, with velux windows above including rain-sensors for auto-closing, space for laundry appliances, and door to the outside. With a separate ground floor cloakroom WC off the utility room.

Continuing downstairs, a door leads you into the original front part of the cottage with a delightful and very spacious reception / sitting room, an open-plan layout (originally being 2 rooms) with an open timber stud wall and small step in floor-levels between. There is one large inglenook fireplace housing an iron fire grate and hood over, and another, large inglenook fireplace with a fitted wood-burner. There are characterful feature exposed timbers, brickwork, and a practical slate tiled floor. Windows to the front elevation are single glazed, with lattice leaded glass.

Agents' note – as is often the case with period cottages, there is low head height in parts of these original rooms on the ground floor, so please mind your head on the low overhead beams and door-frames.

Leading past the original front door, a small lobby (with a turning staircase leading up to 2 of the 3 original bedrooms) takes you to the study / music room – originally the kitchen of the house, now a lovely double aspect reception room suited to a variety of uses. With a bricked curved recess, exposed chimney feature and open fireplace space (not at present a functioning fireplace) which once housed the oven.

Back at the other end of the house, past the main Sitting / reception room is a further side hallway, leading to a ground floor bathroom, with window to the side, older style white suite, bath with shower over, pedestal basin and WC plus a fitted heated towel rail. A rustic brick floor feature adds character. A third stairwell, and characterful original turning dark oak stairs, takes you up directly to the 3<sup>rd</sup> bedroom in the original cottage. This staircase remains from the original, 2 x cottages, now made into one.

On the first floor – as mentioned briefly in the new extension to the rear there is a landing leading to a lovely spacious and quite separate principle bedroom suite, with a stylish ensuite bathroom housing a free-standing bath, large shower enclosure with additional rain-head shower feature, and double sink vanity unit, and velux roof window. A further velux and large sliding double glazed windows open to a

Juliette style balcony, in this spacious bedroom, which overlooks the terrace and gardens. This makes for a delightfully bright and airy room, with fitted remote-controlled blinds for privacy. There are also fitted sliding door wardrobes, and further cabinets for clothes storage. Beyond the new landing area, with a delightful full-height window facing the thatch, is a smaller fifth bedroom ideal for small children or a nursery, or perhaps to use instead as a home-office space.

Returning to the second floor accommodation in the original cottage, the turning stair from the front entrance lobby takes you to a landing with attractive exposed timbers, and brickwork (exposed chimney stack) leading via ledge-braced cottage doors to 2 x separate double bedrooms which both are a good size. Being in the thatched roof section there are sloping ceilings, and attractive solid structural timber features exposed, with single-glazed lattice leaded windows in raking dormers to the front elevation. The third original bedroom as mentioned is accessed directly from the last original timber turning staircase, is also a good sized double room and has a small leaded window to the side, and tiny interlinking door leading to the central bedroom to enable children/pets to take a 'short-cut' through.

### Outside

To the front of the property, the main boundary is a low brick and flint wall, enclosing cottage-style gardens with attractive perennial planting and pathway from the road, and driveway, in sandstone finish meandering through the lawn.

There is a concreted/gravelled driveway providing off-road parking immediately to the front of the single, detached, garage for approx. 3 cars. The garage has power and light and water connected. To the side of this, large timber side gates provide vehicular access to a private, further gravelled large parking area with plenty of space and potential for further storage. The vendor planned to construct an open 3-bay cart-lodge to the rear of this, the potential is still there to do so.

The rear gardens comprised of further prepared hard-standing, an area of lawn, and large area of porcelain tiled terrace which wraps around the side and rear of the new extension. This area provides

ample space for entertaining, outdoor furniture etc, and is ideal for the largest of sociable outdoor gatherings.

A further paved area to the left rear boundary houses, the (new) oil tank, (new) boiler, and log-store, and provides a well screened area alongside the cottage providing more storage if needed. There are several outdoor power points, outdoor lighting installed, and the rear gardens are fully enclosed making them ideal for young children and pets.

### Location

Redgrave is a most attractive village to the north-east of Bury, positioned approximately 5 miles south-east of Diss. There is a popular pub, community shop and church. The village of Botesdale, which is only a short drive offers a wider range of amenities including an East of England Co-op. Redgrave also offers convenient access to the market town of Diss which offers excellent facilities such as, supermarkets, social and leisure facilities and a mainline railway station with services to Norwich and London Liverpool Street.

### Property Information

**Services:** Mains Electricity, Water, Drainage, Oil-Fired Central Heating.

**Local Authority:** Mid Suffolk. Council Tax Band D

**Tenure:** Freehold

**Broadband Coverage:** Superfast, source Ofcom

**Mobile Coverage:** Variable, outdoor, source Ofcom

### Directions

**What3words:///drawn.booth.trace**

In the village centre, from the pub 'The Cross Keys', on The Street, take the Churchway turning towards Magpie Green, and 'Chapel House' will be found just a few doors down on the left. The property can be identified by a thatched-gate frame over the front gate, and an open gravel driveway to the left.



#### Plans, Areas and Schedules

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The Street, Redgrave, Diss, IP22

Approximate Area = 2283 sq ft / 212 sq m  
Garage = 222 sq ft / 20.6 sq m  
Total = 2505 sq ft / 232.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lacy Scott & Knight. REF: 1355007



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 61 D      |
| 39-54 | E             | 42 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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