



Cherry Tree Cottage Common Road, Hopton

Diss



Minors & Brady

Cherry Tree Cottage Common Road

Hopton, Diss

Dating back over 100 years, Cherry Tree Cottage is a substantial detached residence that beautifully combines period charm with the flexibility and space required for modern family living. Set within a desirable village location, this impressive home extends to over 2,400 sqft and offers a versatile layout complete with a self-contained annexe, multiple reception rooms and generous outdoor space.

Rich in character throughout, the property presents an excellent opportunity for those seeking a home with warmth, individuality and future potential, while remaining well positioned for access to nearby market towns and local amenities.



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Hopton, Diss

- Substantial detached period home dating back over 100 years, positioned within a desirable village setting
- Character features retained throughout, including generous proportions and a versatile layout ideal for modern family living
- Impressive open plan kitchen/dining room measuring over 29ft, creating a sociable heart to the home with ample space for entertaining
- Multiple reception rooms including a sitting room, family room and additional reception room offering excellent flexibility
- Self contained annexe with its own kitchen area, bathroom, conservatory and mezzanine floor, ideal for multi generational living, guest accommodation or income potential
- Four well proportioned first floor bedrooms, with an additional bedroom/study providing flexibility for home working, hobbies or nursery use
- Ground floor cloakroom alongside multiple bathrooms serving both the main residence and annexe
- Opportunity to further enhance or extend the property, subject to the necessary planning permissions
- Off road parking and established grounds complementing the property's village position
- Situated within a well regarded village location, offering a quieter lifestyle while remaining within easy reach of nearby market towns and amenities



M&B

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Location

Located along Common Road in the village of Hopton, Cherry Tree Cottage enjoys a rural setting surrounded by open countryside while remaining well connected to nearby towns and amenities. Hopton offers a welcoming village atmosphere with local facilities including a primary school, village hall, and community amenities, while the market town of Diss is within easy reach, providing supermarkets, independent shops, cafés, and healthcare services. Diss railway station also offers direct rail links to Norwich and London Liverpool Street, making the area convenient for commuters.

The surrounding countryside provides a variety of walking routes and scenic rural views, adding to the appeal for those seeking a quieter pace of life. The location also benefits from good road connections to neighbouring villages and towns across Norfolk and Suffolk.

Common Road

The accommodation within the main residence is both spacious and adaptable, with several reception areas creating the perfect balance between entertaining space and quieter everyday living. A welcoming sitting room and separate family room both offer generous proportions and an inviting atmosphere, while an additional reception room provides further flexibility for use as a snug, home office or playroom.



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At the heart of the home is the impressive open plan kitchen/dining room, stretching over 29ft and designed to accommodate modern lifestyles with ease. This expansive space provides ample room for cooking, dining and socialising, enhanced by views and access to the garden. A utility room and ground floor WC add further practicality to the layout.

The first floor continues to impress with four well proportioned bedrooms arranged off the landing. The principal bedroom benefits from its own ensuite facilities, while the remaining bedrooms are served by a family bathroom. An additional bedroom/study offers versatility for those working from home, requiring a nursery space or simply seeking additional accommodation. Character features continue throughout the upper floor, contributing to the property's established and welcoming feel.

Adding significant appeal is the self contained annexe, ideal for multi generational living, guest accommodation or potential income opportunities. Complete with its own kitchen area, bathroom, conservatory and mezzanine floor, this independent space offers excellent flexibility while still complementing the main residence.



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Externally, the property enjoys a well sized rear garden that provides plenty of outdoor space for families, entertaining and relaxing throughout the warmer months. To the front, ample off road parking ensures convenience for multiple vehicles, further enhancing the practicality of this exceptional village home.

With its generous accommodation, timeless character and versatile layout, Cherry Tree Cottage presents a rare opportunity to acquire a distinctive family residence in a sought after setting.



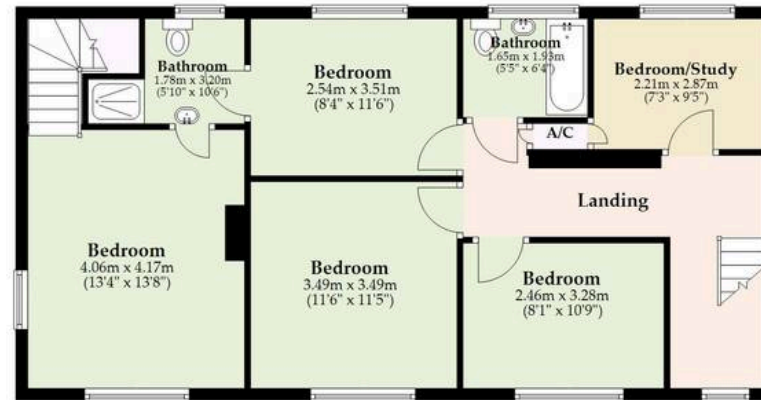
Ground Floor

Approx. 138.9 sq. metres (1495.2 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.3 sq. feet)



Total area: approx. 224.6 sq. metres (2417.5 sq. feet)

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.
Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



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