



# 1 Bells Corner Cottage Bells Lane, Hinderclay

Diss



Minors & Brady

# 1 Bells Corner Cottage Bells Lane

Full of charm, character and countryside appeal, this beautifully updated cottage offers an idyllic village lifestyle. Thoughtfully improved over time, the property blends period features with practical modern living across two well-arranged floors. A sociable ground floor layout includes a dining room opening through to a cosy sitting room, creating a welcoming and connected living space. The kitchen/breakfast room overlooks the gardens, while a ground floor bathroom adds everyday convenience. Upstairs, three well-proportioned bedrooms enjoy pleasant outlooks across the surrounding setting. Sitting on a generous plot with mature gardens, a detached studio and workshop, this is a delightful home offering both comfort and versatility.

- Charming period cottage dating back to the 19th century with retained character features
- Recently updated and improved, offering a blend of traditional charm and modern comfort
- Light, airy and well-balanced accommodation arranged over two floors
- Sociable ground floor layout with an opening between the dining room and sitting room
- Cosy sitting room featuring a fireplace with multi-fuel stove as a focal point
- Three well-proportioned bedrooms with pleasant views across the gardens
- Generous plot approaching a fifth of an acre (sts) with established cottage-style gardens
- Detached studio and separate workshop providing excellent additional space
- Gravel driveway offering ample off-road parking for multiple vehicles
- Peaceful village location combining countryside surroundings with a strong sense of community





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Hinderclay, Diss

## The Location

The property is ideally positioned close to the centre of the charming village of Hinderclay, offering a peaceful rural setting while still benefiting from nearby amenities. Hinderclay itself is a small and attractive village, known for its traditional character and strong sense of community, set within the surrounding Suffolk countryside.

Just a short distance away are the well-regarded and closely linked villages of Rickinghall and Botesdale, which together provide a comprehensive range of everyday amenities. These include a variety of independent shops, a health centre, community facilities, local schools, public houses, takeaways and a Co-operative supermarket, ensuring residents have convenient access to essential services.

The area is particularly appealing for those looking to enjoy village living without isolation, with a number of active local groups and amenities supporting a well-connected and friendly environment. There is also access to surrounding countryside, offering opportunities for walking, cycling and enjoying the rural landscape.

For a wider selection of facilities, the market towns of Diss and Bury St Edmunds are both within easy reach. Diss offers a direct mainline railway station with regular services to London Liverpool Street, making it an excellent option for commuters, while Bury St Edmunds provides a broader range of shopping, dining and leisure facilities.



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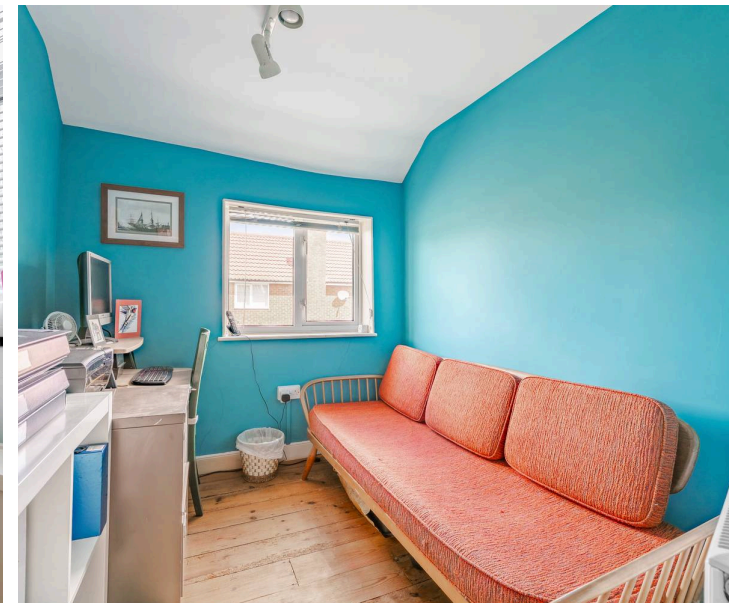
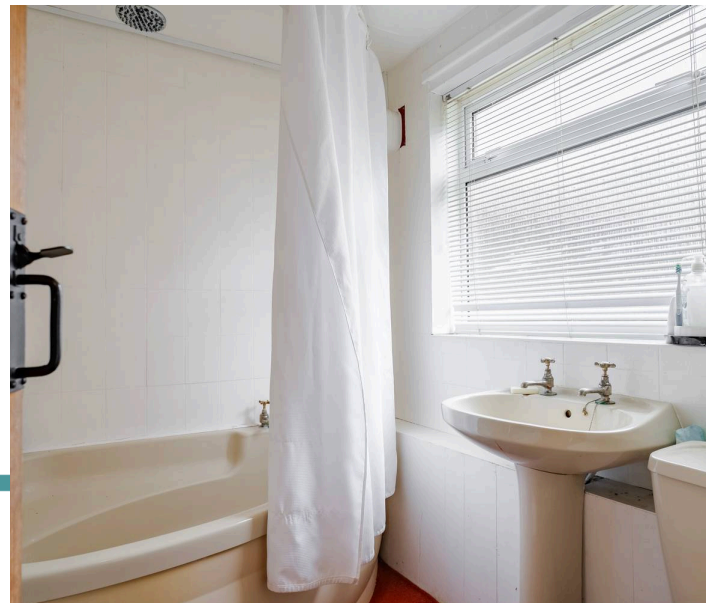
Hinderclay, Diss

## Bells Corner Cottage, Hinderclay

Believed to date back to the 19th century, this characterful cottage offers a wonderful blend of traditional features and modern improvements, set within a peaceful and highly desirable village setting. Having been thoughtfully updated and extended in recent years, the property provides light and airy accommodation arranged over two floors, while still retaining a wealth of original charm.

The ground floor welcomes you with a warm and inviting layout, including a front-facing dining room which features an opening through to the sitting room, creating a sociable and free-flowing living space. The sitting room itself centres around an attractive fireplace with a multi-fuel stove, adding to the overall cottage feel. The kitchen/breakfast room offers a practical and well-designed space with ample storage and work surfaces, alongside views over the garden. A rear lobby provides convenient access outside, along with a ground floor bathroom, enhancing everyday functionality.

Upstairs, the property offers three well-proportioned bedrooms, each enjoying pleasant outlooks over the surrounding gardens or village setting. The layout is both practical and comfortable, with scope for further enhancement if desired, subject to the necessary permissions.



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Hinderclay, Diss

Occupying a generous plot approaching a fifth of an acre (sts), the outside space is a true highlight. The gardens wrap around the property, being mainly laid to lawn and complemented by mature planting, creating a private and established outdoor environment.

In addition, there is a detached studio and a useful workshop, offering excellent versatility for those seeking space to work, create or pursue hobbies.

The property is approached via a gravel driveway providing ample off-road parking, further adding to its practicality. Combining charm, space and flexibility in a desirable village location, this is a delightful home with plenty of potential and lifestyle appeal.

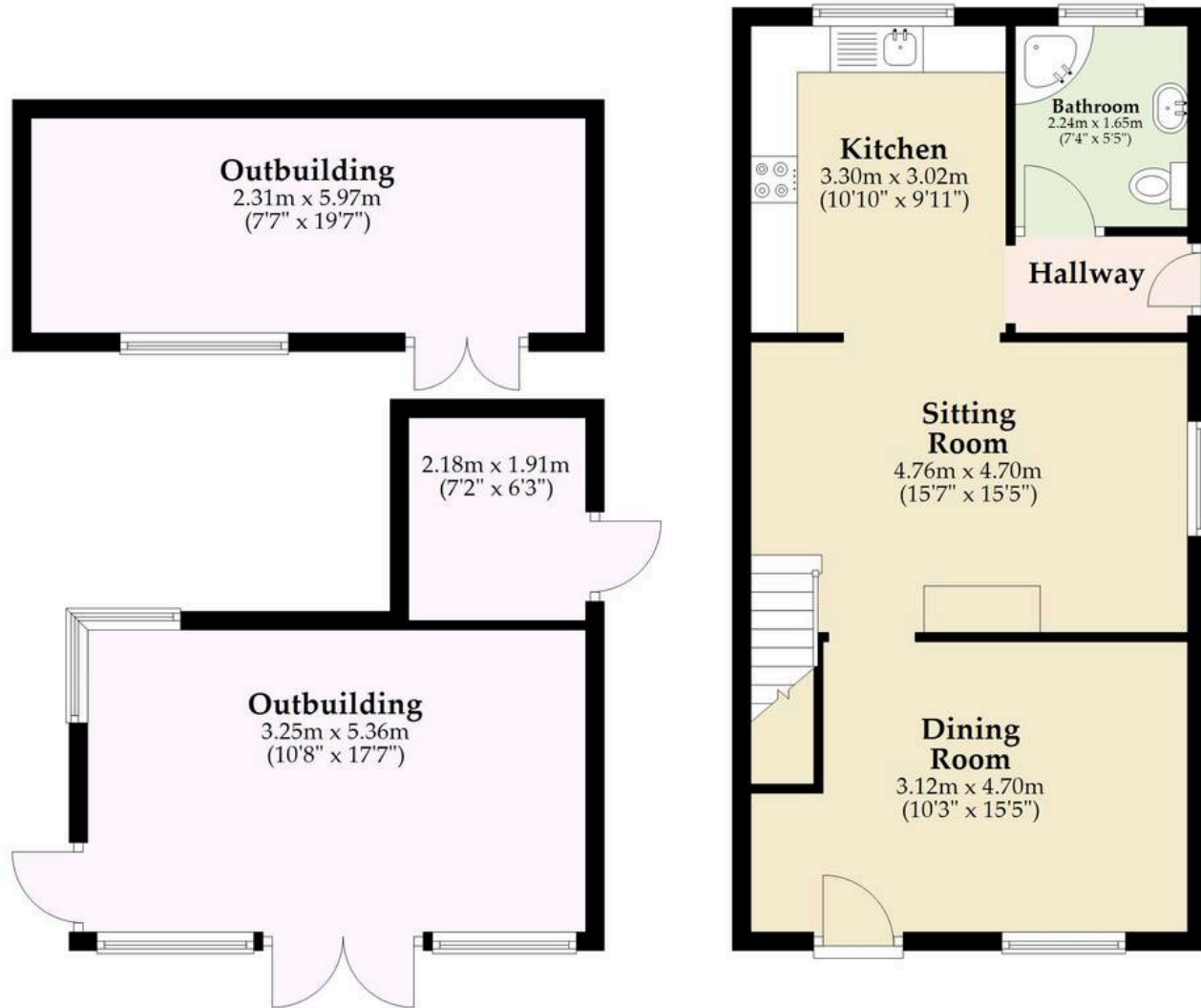
## Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



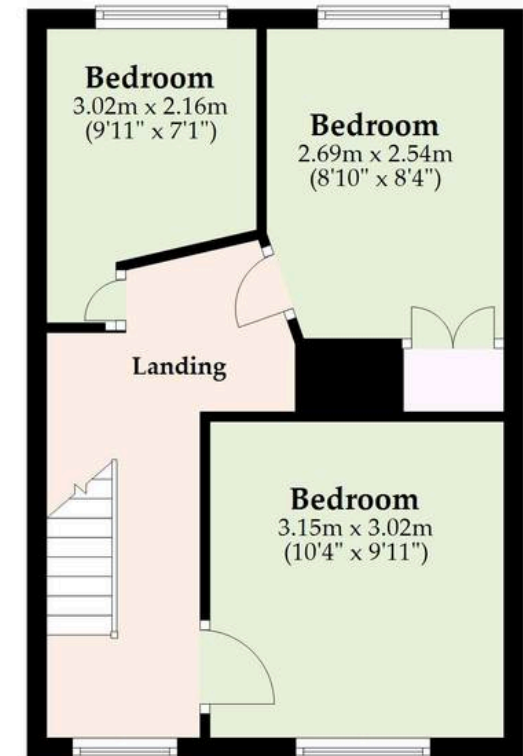
## Ground Floor

Approx. 94.3 sq. metres (1015.2 sq. feet)



## First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 128.2 sq. metres (1380.4 sq. feet)

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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.

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