



1 Trappetes Cross Cottages Hopton Road, Thelnetham
Minors & Brady



1 Trappetes Cross Cottages Hopton Road

A picture-perfect thatched cottage set within a glorious corner plot, framed by climbing foliage and surrounded by far-reaching countryside views. Occupying grounds of approximately 0.18 acres (stms), this enchanting Grade II Listed home is bursting with character and timeless charm. Exposed beams, generous room proportions and a beautifully styled country kitchen create a warm and welcoming atmosphere throughout. The delightful sitting room showcases the cottage's heritage, while a freestanding bath adds a touch of luxury to the characterful bathroom. Outside, the established gardens are beautifully stocked with traditional planting, creating a wonderful cottage-garden setting. Combining a stunning rural outlook, a substantial plot and an abundance of period features, this is Suffolk country living at its very best.

- Charming Grade II Listed thatched cottage in a sought-after Suffolk village setting
- Occupying a generous corner plot of approximately 0.18 acres (stms)
- Exceptional countryside views stretching across the surrounding landscape
- Character-filled interior with a wealth of exposed timbers and period detailing
- Spacious dual-purpose kitchen and dining area ideal for modern family living
- Elegant sitting room offering a cosy yet impressive living environment
- Versatile snug that could be utilised as a home office, hobby room or reading lounge
- Two attractive first-floor bedrooms plus an additional dressing room
- Beautifully established cottage gardens with mature planting and seasonal colour





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Thelnetham, Diss

The Location

Thelnetham is a charming Suffolk village that enjoys a peaceful rural setting close to the Norfolk border, offering an appealing lifestyle surrounded by open countryside and natural beauty. Known for its strong sense of community and unspoilt character, the village provides a welcome escape from the pace of modern life whilst remaining within easy reach of nearby towns and everyday amenities.

Among the village's most notable landmarks is the historic Thelnetham Windmill, a beautifully restored tower mill that reflects the area's rich agricultural heritage. Nature enthusiasts are equally well catered for, with Thelnetham Fen providing an important wildlife habitat and a wonderful place to enjoy the tranquillity of the Suffolk countryside. The village hall remains at the heart of community life, hosting local events and activities that contribute to the welcoming atmosphere enjoyed by residents.

Despite its idyllic setting, Thelnetham is conveniently located just a short drive from the market town of **Diss**, providing access to a wide range of amenities including supermarkets, independent shops, caf  s, restaurants, healthcare facilities and leisure services. Diss is also home to a mainline railway station offering direct services to Norwich, Ipswich and London Liverpool Street, making the area particularly attractive for those seeking a rural lifestyle without sacrificing connectivity.



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Thelnetham, Diss

Hopton Road, Thelnetham

Nestled within a picturesque corner plot of approximately 0.18 acres (stms), this enchanting Grade II Listed thatched cottage is the epitome of countryside charm. Surrounded by beautifully established gardens and enjoying far-reaching rural views, the property offers a rare opportunity to acquire a home rich in history, character and timeless appeal.

Climbing foliage softens the attractive elevations, whilst the classic thatched roof and cottage garden planting create an idyllic first impression that feels as though it has been lifted from the pages of a country lifestyle magazine.

Stepping inside, the wealth of original character is immediately apparent. Exposed timber beams feature throughout much of the home, creating warmth and authenticity at every turn. The impressive sitting room is particularly inviting, with an abundance of exposed woodwork drawing the eye and celebrating the cottage's heritage. Generous room proportions provide excellent space for both everyday living and entertaining, whilst the characterful features ensure each room has its own unique personality.



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The kitchen/dining room forms the heart of the home and offers a delightful blend of practicality and traditional charm. Fitted in soft neutral tones and complemented by natural wooden accents, the space exudes a classic country-cottage feel. The generous proportions provide ample room for dining and gathering with family and friends, while multiple windows allow natural light to flood the room and offer pleasant views across the gardens.

Adding further flexibility to the ground floor is a cosy snug, which could equally serve as a reading room, study or peaceful retreat away from the main living areas. The ground-floor bathroom is beautifully in keeping with the property's character and features a freestanding bath, creating a relaxing space in which to unwind at the end of the day.

Upstairs, two well-sized bedrooms continue the theme of character and charm, with exposed beams and cottage-style features enhancing their appeal. A useful dressing room adds versatility to the accommodation and could suit a variety of lifestyles and requirements.

Outside, the gardens are a true highlight. Thoughtfully stocked and lovingly established over time, they provide colour, texture and interest throughout the seasons.



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A variety of mature planting contribute to the traditional cottage-garden aesthetic, while the generous plot offers numerous areas to sit, relax and enjoy the surrounding countryside. The corner position enhances the feeling of space, whilst the far-reaching rural outlook provides a wonderful backdrop to everyday life.

Combining historic character, generous gardens and a stunning rural setting, this charming Suffolk cottage offers a rare opportunity to enjoy country living at its most authentic. A home of immense warmth, individuality and enduring appeal, it is sure to capture the imagination of those searching for something truly special.

Agent's Note

Tenure: Freehold.

Services: Mains water and electricity, septic tank drainage and Calor gas supply.

Listed Status: Grade II Listed.



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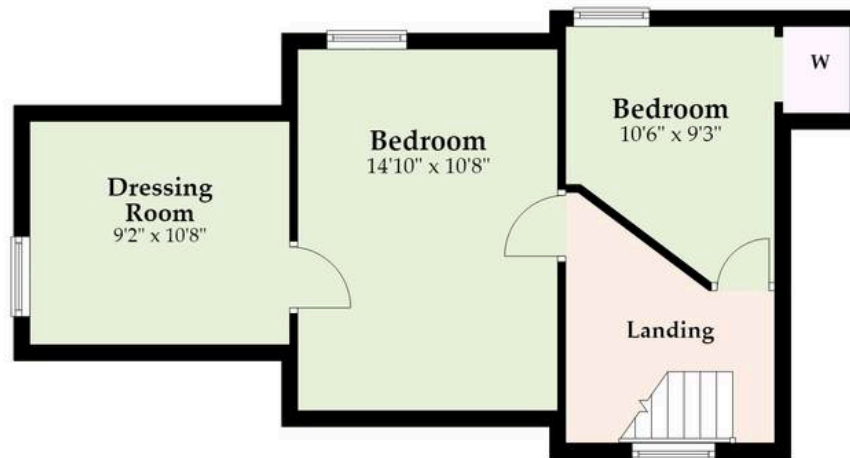
Ground Floor

Approx. 666.4 sq. feet
(excluding Outbuilding)



First Floor

Approx. 421.6 sq. feet



Total area: approx. 1088.0 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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