



High House Church Hill, Hoxne

Minors & Brady



High House Church Hill

Hoxne, Eye

A rare opportunity to own a Grade II listed cottage rich in character and historic charm. Set across three floors, this chain-free home offers flexible accommodation, including three bedrooms, a substantial loft room and a range of spacious reception areas. Original period features sit alongside modern air source heating, creating a balance of heritage and practicality. The property also benefits from a cellar, village garden and direct access to countryside walks. Conveniently located within easy reach of Diss and its rail connections, this is an appealing home for those seeking character, space and future potential.

- Grade II listed cottage showcasing a wealth of period character throughout
- Spacious accommodation arranged across three floors exceeding 1,600 sq. ft.
- Three well-proportioned bedrooms plus a versatile loft room above
- Generous sitting room and separate living room with period features
- Large kitchen providing excellent space for cooking, dining and entertaining
- Family bathroom serving the first-floor accommodation and bedrooms comfortably
- Useful cellar storage alongside an additional second-floor storage room
- Air source heating system combining modern efficiency with historic charm
- Charming village garden with direct access to surrounding countryside walks
- Chain-free opportunity within easy reach of Diss and rail connections



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The Location

Hoxne is a picturesque, historic village nestled in the heart of Mid Suffolk, in the East of England. Positioned in the scenic Waveney Valley, it lies close to the Norfolk border, around 6 miles west of Diss and 3 miles east of Harleston, giving residents easy access to these charming market towns. While Hoxne itself offers a peaceful, rural setting, essential services, shops, and amenities are conveniently available nearby.

The village is steeped in history, renowned for the discovery of the Hoxne Hoard, the largest collection of Roman gold and silver found in Britain. Community life revolves around local landmarks such as the medieval Church of St. Peter and St. Paul, along with the village's traditional pub and small local facilities.

Primary education is accessible in surrounding villages like Stradbroke, with secondary schools in Harleston and Diss, while healthcare needs are met at GP surgeries in nearby towns.

Transport links are practical for rural living. Hoxne is connected by a network of local roads, with Diss railway station providing regular services to Norwich and London Liverpool Street. Bus routes serve the wider area, though private transport is generally essential.

This location offers the perfect balance of tranquil village life with the convenience of nearby towns and countryside scenery.



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Hoxne, Eye

Church Hill, Hoxne

Rich in history and brimming with character, this Grade II listed attached cottage offers an exciting opportunity to acquire a substantial period home in a desirable village setting. Arranged across three floors and extending to over 1,600 sq. ft. (stms), the property showcases a wealth of medieval charm alongside the practicality of modern air source heating. With generous living spaces, a flexible layout and scope for further enhancement, this is a home perfectly suited to those seeking character, space and the chance to make a historic property their own.

Upon entering, a welcoming entrance hall provides access to the principal reception rooms. The sitting room is a particularly inviting space, centred around an impressive period fireplace and complemented by a host of exposed timbers and original features that reflect the property's heritage. Adjacent lies the substantial living room, offering excellent proportions and versatility for modern family life, whether used for entertaining, relaxing or accommodating a variety of seating arrangements.

To the rear of the property, the kitchen enjoys generous dimensions and provides ample room for cooking, dining and socialising. The layout naturally lends itself to becoming the heart of the home, with space for family gatherings, informal dining and everyday living. A useful lobby connects the living accommodation and provides access to the outside space.



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The first floor offers three well-proportioned bedrooms, each enjoying individual character and pleasant outlooks. The accommodation is served by a family bathroom, while the generous landing further highlights the sense of space found throughout the property. From here, stairs rise to the second floor where a substantial loft room provides highly versatile additional accommodation. Currently arranged as a bedroom, this space could equally suit a hobbies room, studio, occasional guest accommodation or home office, subject to individual requirements. A separate storage room further enhances the practicality of the upper floor.

Adding to the property's appeal is a useful cellar, providing valuable storage space and offering a practical area seldom found in many homes of this style.

Outside, the cottage benefits from a charming village garden, providing an attractive setting to enjoy the outdoors whilst remaining manageable in size. The surrounding area offers direct access to countryside walks, allowing residents to embrace the rural lifestyle and enjoy the picturesque Norfolk landscape on the doorstep.

Agent's Note

This property will be sold freehold.

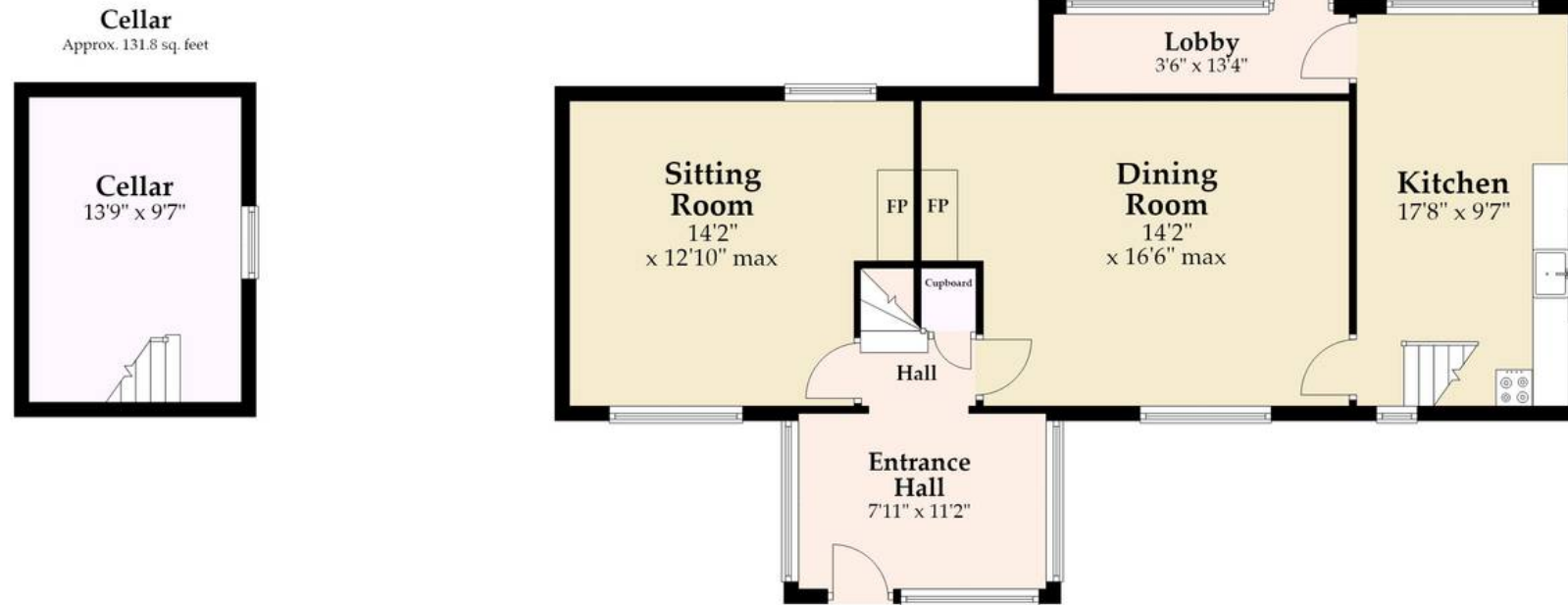
Please note: Due to the nature of the sale and the information being provided by a third party, we have limited details available regarding the property. Prospective purchasers are advised to make their own enquiries and seek clarification on any matters of importance.



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Ground Floor

Approx. 905.0 sq. feet



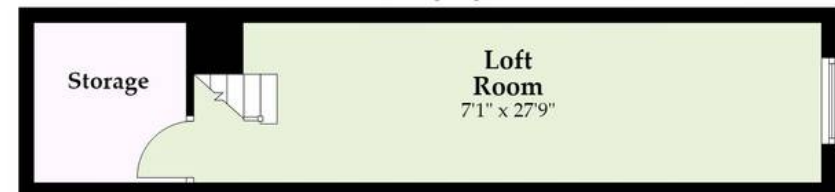
First Floor

Approx. 554.0 sq. feet



Second Floor

Approx. 196.6 sq. feet
(excluding Storage)



Total area: approx. 1787.3 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.

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Branch Manager



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