



Knoll Cottage
Rookery Lane | St. James South Elmham | Suffolk | IP19 0HJ

FINE & COUNTRY

A HEAVENLY SETTING



“Down a little lane next to the village church with fields and barns around, tucked away behind trees in a private position, this character cottage can be found. With features galore among the rooms, plus generous garden surrounds, here you can live your rural dream while still being close to the towns. A vibrant community will welcome you in, what a wonderful place for your new life to begin!”







- A Detached Character Cottage dating back to mid/late 1700's
- Four Bedrooms including Principal Bedroom with En-Suite
- Downstairs Bathroom and Cloakroom
- Two Reception Rooms plus Study
- Kitchen with Separate Utility
- Ample Off-Road Parking for Several Vehicles
- Plot of around 0.5 of an acre
- The Accommodation extends to 1,559sq.ft
- Energy Rating: E

This period home enjoys a picturesque country setting on the edge of a small and attractive Suffolk village, right next to the Grade I listed 12th century church. There's plenty of wildlife to see in the surrounding countryside, and wide open skies filled with stars you can view on clear nights. It's peaceful too. Yet it's also near to a number of well-served towns, as well as being within easy reach of Norwich and the Southern Broads and Suffolk coast.

Rare Character

Dating back to mid/late 1700s, this cottage was originally a pair of homes for farm workers and their families. Although it's been altered and extended through the centuries, there's still plenty of authentic character inside, with some beautiful and unusual features, the highlight being the attractive sitting room with its bread oven inset in the fireplace and an original washing copper beside. Other features include the original coffin hatch drop, pamment tiles, herringbone brick and wooden floors, oak timbers and a number of other lovely fireplaces. At Christmas, this is a superb house to decorate and the owner hangs greenery from all the beams, creating a delightful festive feel.

Family Friendly

The cottage is also surprisingly spacious. On the ground floor, there are three reception rooms. The light-filled, triple aspect sitting room with the aforementioned fireplace is the largest and there's also a sunny, south-facing study that the owner says is one of her favourite rooms and a wonderful place to spend the working day. The dining room has a part open studwork partition to the kitchen, so while the two rooms are separate, there is a nice sociable feel to them, and having a utility room is always a bonus too. Finally, there's a ground floor bathroom and an additional cloakroom – another practical touch. Upstairs, all four bedrooms are a good size and very comfortable and characterful – and the master has an en-suite. The views from upstairs are gorgeous and green.

Well Positioned

The cottage has a lovely, secluded garden which is private and secure, where the owner has loved seeing her family enjoy a sense of freedom and plenty of fresh air growing up, with space on the lawn for a trampoline or a game of rounders. While it feels as though you're off the beaten track, there's plenty happening in the village. The community hall hosts a number of groups and events and there's an active parish council and even a village orchard. The neighbours and wider community are friendly and welcoming but not intrusive, so you can become involved in as much or as little as you like. You're just a ten to twenty minute drive from the villages and towns of Halesworth, Harleston, Bungay and Beccles and around 40 minutes from Norwich. Fancy kayaking on the Waveney? Dining at the local pub? A day at the beach? Or a long walk with the dog? Whatever your preference, it's all very easily accessed here.





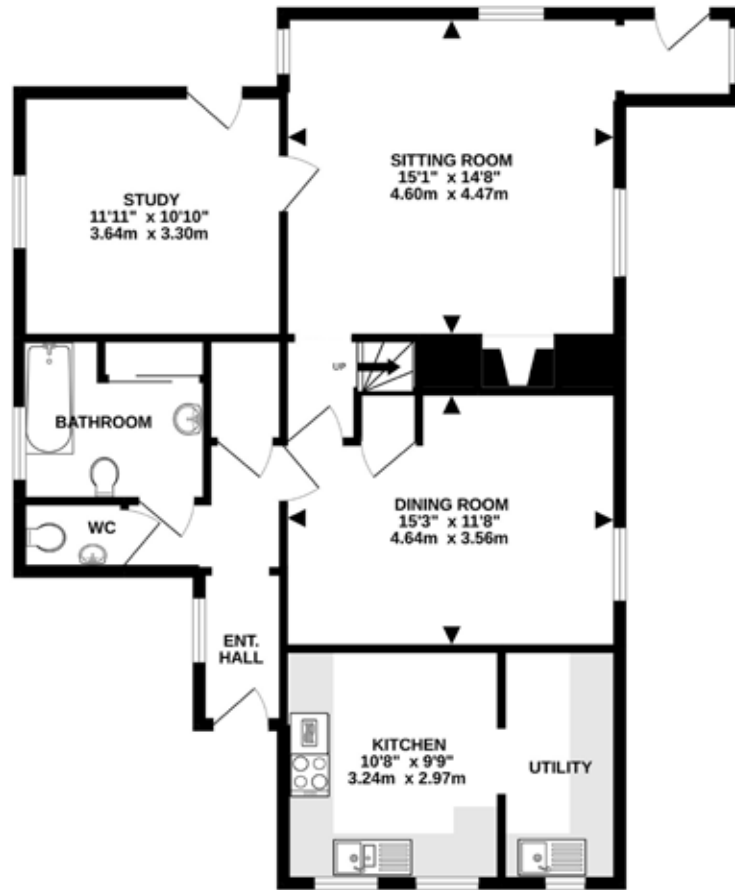




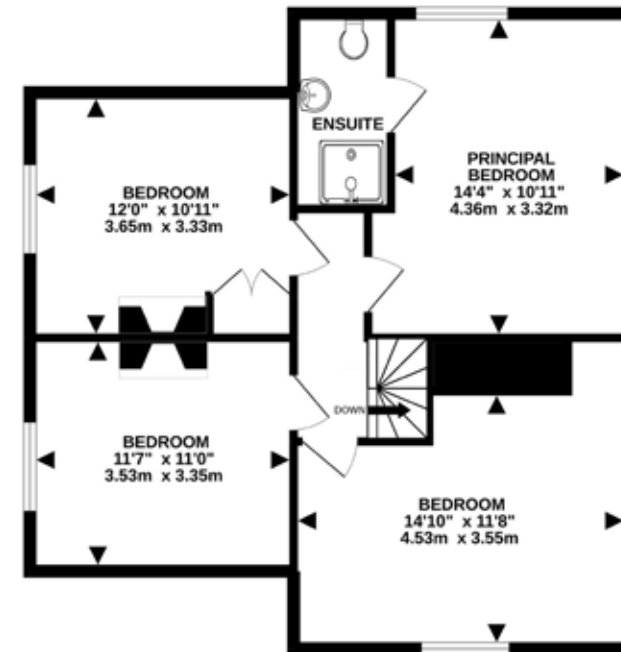








GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.

TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On Your Doorstep...

The village of St. James South Elmham is one village in a cluster of villages known locally as 'The Saints' and is just a short drive from the attractive and popular market towns of Beccles, Bungay, Harleston, Halesworth & Diss, all of which offering independent shops and local amenities. Beccles, Diss & Halesworth also benefit from a direct rail link to London Liverpool Street.

How Far Is It To...

The closest town is Halesworth, just 5.5 miles away. Bungay and Harleston are 7.5 miles away. Beccles is approximately 13 miles away, Diss is a little further at 16.5 miles away and the Cathedral City of Norwich is 23 miles away and benefits from its wide range of shopping, leisure and entertainment facilities along with an international airport. The popular heritage coast can be found 14 miles to the east where the popular seaside town of Southwold can be found.

Directions

Leave Beccles on the B1062 Bungay Road and continue onto the B1062 Hillside Road East when you reach Bungay. When you reach St. John's Road, turn right and immediately left onto Hillside Road West. Turn left onto St. Margarets Road and follow this road until you reach the T Junction. Turn right towards St Michael and Flixton. Follow this road until you reach Uncles Lane and turn right. At the junction, turn left and in about 100m turn right towards St. James. Continue along this road until you reach Rookery Lane and the property can be found on the right hand side.

What Three Words Location - cabs.caring.envisage

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services and District Council

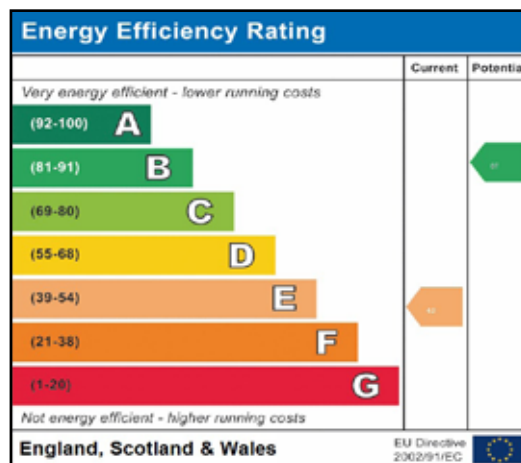
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
East Suffolk Council – Council Tax Band E

Tenure

Freehold



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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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