



Oak Cottage
The Street | Rumburgh | Suffolk | IP19 0JX

CHARACTER APLENTY



“What started life as a hall house or tied estate cottage is today a spacious and welcoming character home with an annexe, sitting in around half an acre of gardens. There’s so much more here than first meets the eye! On a quiet road with fields around, it feels wonderfully rural, yet it’s very much part of the village community and perfectly placed for access to the nearby towns, countryside and coast.”



KEY FEATURES

- A Characterful Detached Cottage with many Original Features plus a One Bed Annexe
- Three Bedrooms; First Floor Bathroom; Ground Floor Shower Room
- Three Reception Rooms
- Kitchen/Breakfast Room with Pantry and Separate Utility
- Detached Annexe with Kitchen/Living Area and Shower Room
- Benefitting from a Generous Plot of approx 0.5 of an acre (stms)
- Attractive and Well Stocked Gardens
- Off Road Parking for Multiple Vehicles
- The Accommodation extends to 1,728sq.ft
- Energy Rating: F

This is an interesting period home thought to date back to the 14th century. It's packed with features and brimming with charm, but it's also very comfortable and flexible, thanks to the part open feel of the ground floor. The gardens are a surprise, extending far further than you might expect and you have open countryside to the rear and across the lane. A peaceful haven with easy access for all your needs, this is a home with much to recommend it.

Character With A Dash Of Contemporary

On the edge of the popular Suffolk village of Rumburgh, you'll find this charming country cottage, down a quiet lane dotted with period homes and rural retreats. Side on to the road, this home enjoys a high degree of privacy. You enter into the hallway or into the boot room, which is handy after a muddy dog walk! Coming into the entrance hall, you move through into the kitchen, part of which is a recent extension added by the current owners. The farmhouse-style room with its pamment tiles, oak beams and range is a lovely introduction to the home and sets the tone for what's to come. Unusually, it's open to the sitting room beyond, with the main stairs rising up in the middle. This means it's a wonderfully sociable room. "We love entertaining friends and enjoy having space for a good size table in here. Friends can be on the sofa or around the table while we cook and we can still all chat." The fireplace and chimneybreast are original to the house and sit in the heart of the oldest part. There's a woodburner that pumps out heat and the open nature of the rooms means it's very effective at spreading warmth through the house. There's also a formal dining room, used on special occasions, which has a second staircase.





KEY FEATURES

Practical And Pretty

The ground floor also has a useful utility room, a pantry and a well-proportioned study with plenty of room for shelving, as well as a ground-floor shower room that serves two of the bedrooms. The main stairs take you up to the master bedroom. The owners have added an en-suite bathroom in the extension over the kitchen, so you have a lovely private suite up here. The other two bedrooms come off the second staircase, with a connecting door from one to the master, which is ideal if you have small children and can be easily covered if you want more privacy.

Step Outside

The owners have built a detached annexe in the garden. This has a shower room and kitchen, so it can be completely self-contained if desired. They use it as an office and love being able to close the door at the end of a busy day and switch off coming back into the house. They have also used it as guest accommodation. There's certainly plenty of parking here, so filling the house and annexe with guests won't be an issue! The garden is a hidden gem, with a pretty summerhouse and long, sweeping lawn. The owners have a formal garden with box hedging, several seating areas, and a working garden with vegetable beds and a fruit cage.

City, Country, Coast

It feels very rural here but you're surprisingly well connected and that's been part of the appeal for the owners. Working in Norwich, Ipswich and the wider area over the years, accessibility has been important. The village has a popular pub, a play area and football pitch and a friendly and welcoming community. And of course, let's not forget the picturesque Suffolk coastline – just a 20-minute drive from the front door.



















THE ANNEXE













INFORMATION

On The Doorstep

The property sits only 4 miles from nearby Halesworth. Steeped in the history of brewing, malting and agriculture, Halesworth in modern times is a wonderful mix of old buildings and new. These days you will find antique shops, pubs and caf  s as well as a train station and the thriving Thoroughfare where you can find everyday items, local food and produce, designer clothes, stationery, gifts, whole food, electrical, antiques, fruit and veg, flowers, books, carpets. Many of the shops are independent shops owned and run by the proprietors.

How Far Is It To?

Rumburgh lies around 9 miles south of Beccles, which is a delightful market town in the county of Suffolk. It offers a variety of local facilities including caf  s, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local theatre and other cultural and leisure amenities as well as a mainline rail link to Ipswich and on to London Liverpool Street. Local bus services run to Norwich, Halesworth and other destinations. Norwich lies 22 miles to the north with a main line rail link to London Liverpool Street and an international airport, whilst Diss is found 20 miles to the west, again offering a main line rail link to Cambridge and London.

Directions

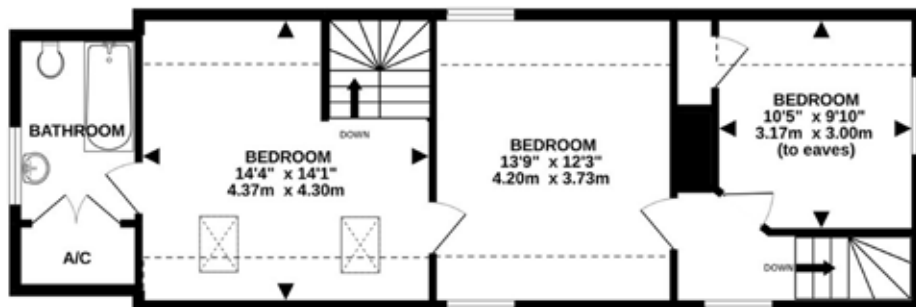
Proceed out of Beccles on Ballygate towards Bungay - B1062 - Follow this road till you reach St Johns Road - A144 and turn left. Continue on this road to and take a right hand turn onto Grub Lane and continue until you Reach Gravell Street, take this road. Continue until you reach The Street and follow this road to the right hand side. Follow this road and the property will be found on the right hand side.

What Three Words Location

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

Services, District Council and Tenure

LPG Gas Central Heating, Mains Water, Septic Tank Private Drainage
East Suffolk Council - Council Tax Band E
Freehold



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



ANNEXE
225 sq.ft. (20.9 sq.m.) approx.

TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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