



*Glenville, Bruisyard Road,*  
Peasenhall, Suffolk IP17 2HP



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



Halesworth - 6 miles  
Southwold - 13 miles  
Norwich - 30 miles

This period bay fronted semi-detached house sits in an elevated position with fine views of the church. Offered in very good order with a pretty cottage garden in this very popular village, currently used for holidays, but would also make a wonderful full-time home.

Accommodation comprises briefly:

- Entrance hall
- Sitting room with an attractive period fireplace
- Dining/living room with a wood-burning stove
- Kitchen with Smeg range cooker
- Bathroom
- Two generous double bedrooms
- En-suite cloakroom
- Pine stripped floors and doors
- Well planted cottage style garden
- Oil central heating
- A wealth of original features and character such as sash windows, picture rails and fireplaces
- Views to the church and countryside
- Close to shops within this very pretty and popular Suffolk village
- Chain free



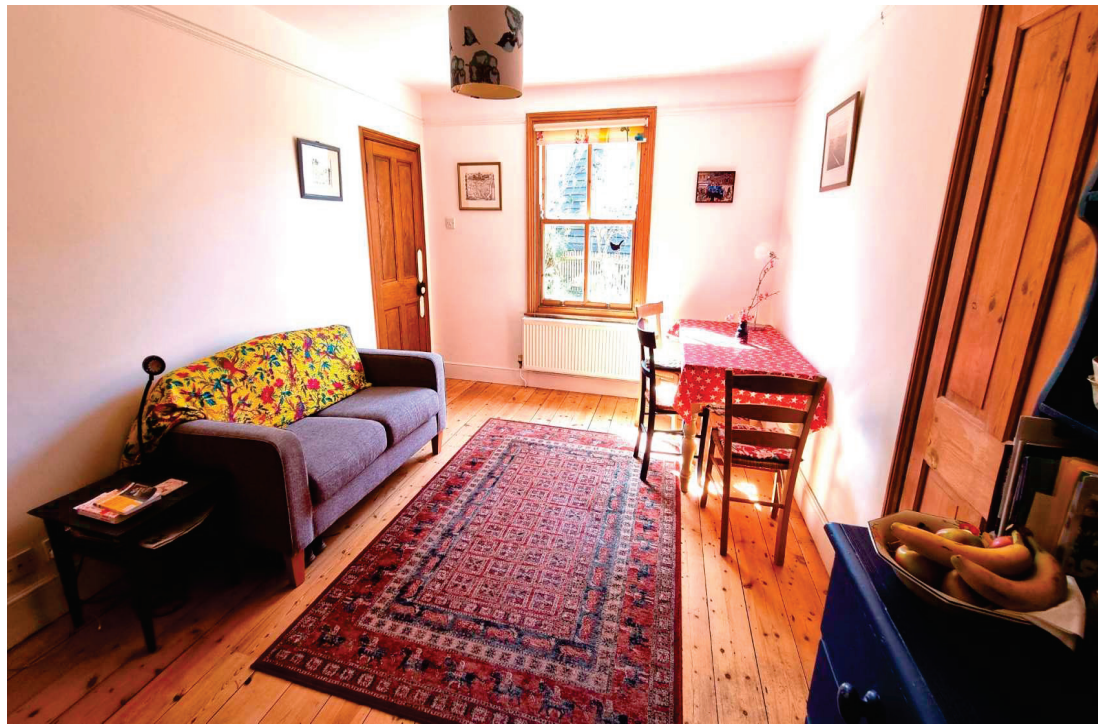
### The Property

A front entrance door opens into the hallway with stripped pine floorboards which continue into the sitting room, dining room and bedrooms. The lovely light sitting room with its bay windows enjoys views to St Michael's church. This room also has an attractive original cast-iron open fireplace and picture rails.

The second reception room is used also as a dining room with a fireplace housing a wood burning stove and a useful under stairs cupboard and gives access to the kitchen.

The kitchen is fitted with base cupboards with a butler sink set in solid wood work surfaces. There is an electric 'Smeg' cooking range and a stable door leads out to the garden. A further door leads to the bathroom which has a bath with a shower over, w.c. and hand basin, a heated towel rail and a radiator. Stairs rise from the hall to the first floor where there are two generous double bedrooms, the front bedroom with its lovely views to the church through two sash windows also has a cast-iron fireplace and a door to a w.c. and wash basin (which could provide a shower by extending over the stairwell). The rear bedroom also a generous double, has window which is fitted with shutters and enjoys views over the lovely countryside. This room has a wash basin and a pretty cast iron fireplace as well.

This delightful house is offered in excellent order with the benefit of oil fired central heating.



## Garden

The property sits in an elevated position on Bruisyard Road which is just off the High Street with banks planted with hedging, shrubs and trees, front steps lead up to the front entrance door. The pretty well planted 'cottage style' garden runs around the property and is contained by picket fencing. Brick paved paths take you past attractive beds containing flowers and shrubs for all the season. There is a space for a table and chairs for sitting out and enjoying the views, a small lawned area with a garden shed and to the rear another area with a small garden pond

## Location

Peasenhall is a sought after village with a well stocked shop, a highly regarded delicatessen (Emmett's) and a tea shop and a newly opened deli. The village hall is frequently used for various events, such as photographic competitions, yoga and film nights. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property. The medieval town of Framlingham, with its historic medieval Norman castle, is just seven miles, and the Heritage Coast, with destinations such as Aldeburgh and Southwold are approximately fourteen miles away. Darsham railway station, which links to London's Liverpool Street station via Ipswich, is only four miles.



### Fixtures & Fittings

Some fixtures and fittings such as white goods and curtains are included in the sale.

### Services

Oil fired central heating. Mains water and drainage, mains electricity.

EPC Rating: E

Local Authority

East Suffolk District Council

Tax Band: B

Postcode: IP17 2HP

### Agents Note

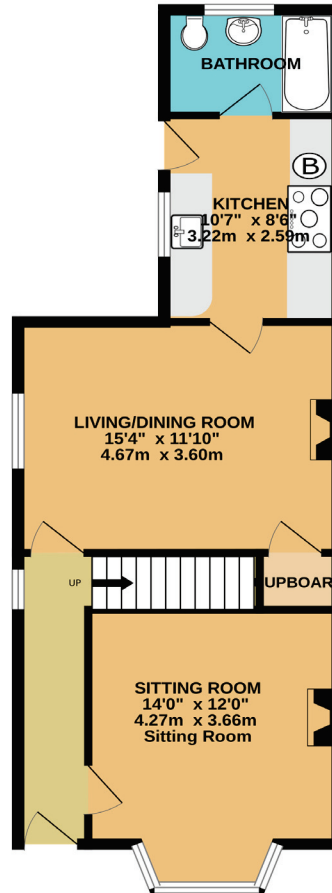
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

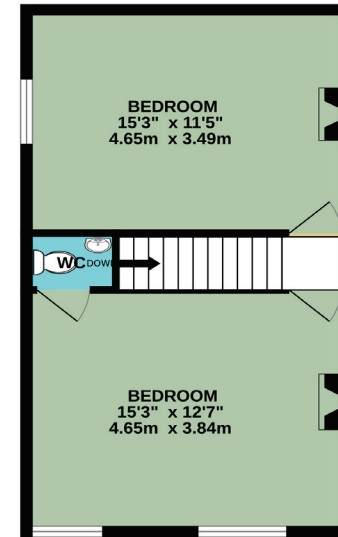
Vacant possession of the freehold will be given on completion.

Guide Price **£335,000**

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 sq.m.) approx.

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

To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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