



Endways  
Redisham Road | Redisham | Suffolk | NR34 8LX

FINE & COUNTRY

# PUTTING DOWN ROOTS



“Dating back around 300 years, this delightful cottage has been altered and extended over the years, to create a fine family home that’s full of charm.

Gorgeous gardens of around half an acre are home to plenty of pretty planting, with room to grow your own fresh produce, while the open farmland that surrounds is home to lots of wildlife.

Life in this quiet village is idyllic and peaceful, with the tranquility that many people crave, whilst remaining within easy reach of amenities in the nearby towns of Halesworth, Beccles and Bungay.”



# KEY FEATURES

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- A charming, Detached 18th Century Cottage, situated in the village of Redisham near Beccles
- Three Bedrooms with Jack 'n' Jill En-Suite to Principal Bedroom and Bedroom Three
- Sitting Room and Study/Bedroom Four with Wet Room
- Modern Kitchen/Dining Room; Separate Utility Room
- Character Features with Exposed Beams, Fireplaces and Wood Burner
- Light and Spacious Rooms Throughout
- Delightful Landscaped Gardens with Rural Views
- Double Carport, Storage Shed/Workshop, Log Store and Parking
- The Accommodation extends to 1,655sq.ft
- Energy Rating: D

Once a pair of humble workers' cottages, today a spacious and light family home, this is a property sure to put a big tick in every box on your wish list. As pretty as it is practical, the cottage has flexible, family-friendly accommodation that's proved perfect for entertaining and for raising a family. The secluded location is a huge bonus – you have the security of neighbours but you're completely private.

## A Tale To Tell

There's something very special about a property that's been standing for centuries. It has a personality and a story to tell. When you live there, you're more guardian than owner, writing a chapter in the property's history. The different chapters are clear to see here, with alterations and additions enhancing the original pair of cottages. The owners spotted the potential as soon as they came to see it – the bright and airy rooms are full of sunshine and both the house and garden are well proportioned. During their years here, they have done work to the roof, chimney, installed a new boiler, insulated the loft, fitted double glazing and much more, so you have all the benefits of a modern property with the character of a period home.





# KEY FEATURES

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## Sunny And Spacious

On the ground floor, you enter into a porch from which you step into a very roomy reception hall that's open to two well-proportioned receptions beyond. One is currently a study and would also make a great playroom, and the other a sitting room. Both are full of character and have south facing windows. There's also a utility room and useful wet room and toilet. Moving through from the sitting room into a more modern extension, you'll find the attractive kitchen, open to a dining room with double doors onto the south-facing part of the garden. This is a wonderful space and excellent for entertaining and family life alike. Upstairs, two large double bedrooms look out over the main part of the garden, again facing south, while the third has room for two single beds. Two of the bedrooms have access to a very spacious en-suite with a bath and separate shower. Even the landing has room for a reading nook or to be lined with bookshelves. This is a place that really makes the most of every corner.

## A Breath Of Fresh Air

Outside, there's even more to enjoy. The lovingly landscaped gardens extend to the front and rear of the property, catching the sun all day long. There's plenty of lawn where children can play safely, plus a working area where you can grow your own, with a greenhouse and useful storage shed/workshop, in addition to the double car port and log store. It's so private, but you will have the birds to keep you company, with finches, blue tits and birds of prey here and over the neighbouring fields. This quiet village is well placed for country walks and for access to Beccles and Halesworth, so you don't have to travel far to find whatever it is you're looking for. Beccles offers access to the southern part of the Norfolk Broads network, while the Suffolk Heritage Coast is less than ten miles away, with nature reserves and glorious golden sands waiting to be explored.





























# INFORMATION

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## On The Doorstep

Redisham is a small rural village situated between Halesworth, Beccles and Bungay, all of which offering independent shops and local amenities. Beccles & Halesworth also benefit from a rail link to London Liverpool Street. Beccles, Bungay & Halesworth are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Nearby Southwold is a charming north Suffolk unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, beech huts, pier, busy harbour, cliff top canon and of course the beach. Southwold is a quintessentially English resort town.

## How Far Is It To?

Norwich is approximately 24 miles northwest of Redisham and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The market town of Halesworth is about 3 miles south, with its large variety of shops, museum, dentists, solicitors, opticians and restaurants. Halesworth railway station is on the East Suffolk line with connections to Norwich and London Liverpool Street. Buses connect to other Suffolk towns such as Beccles, Southwold, Lowestoft and to Norwich.

## Directions

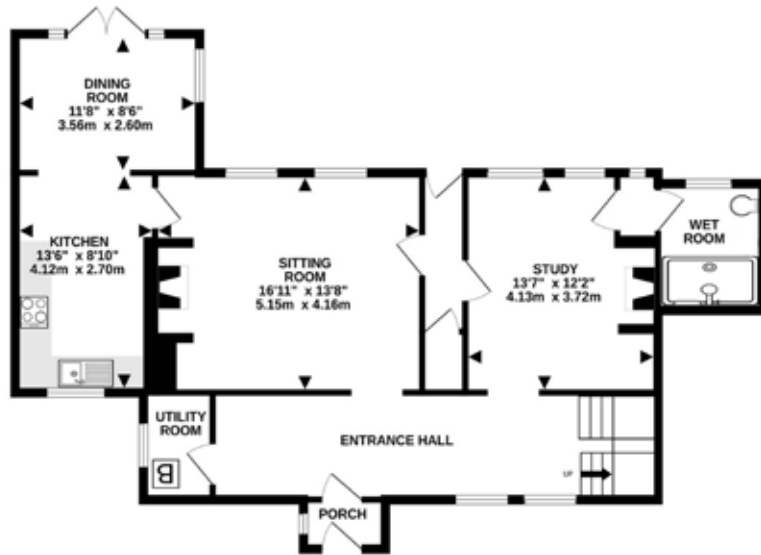
When leaving Beccles town centre head out to onto Ballygate and then onto church road at the T junction continue out onto Redisham Road. Continue along this road and upon entering Redisham the property will be found on the left-hand side.

## What Three Words Location

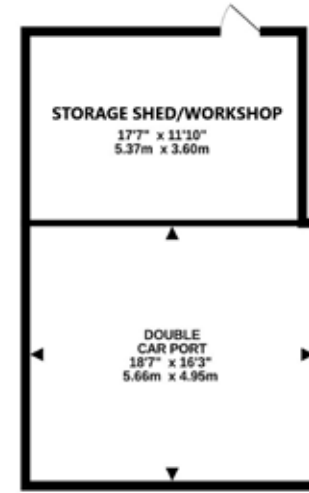
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[greyhound.swooned.keyboards](https://www.threewords.com/)

## Services, District Council and Tenure

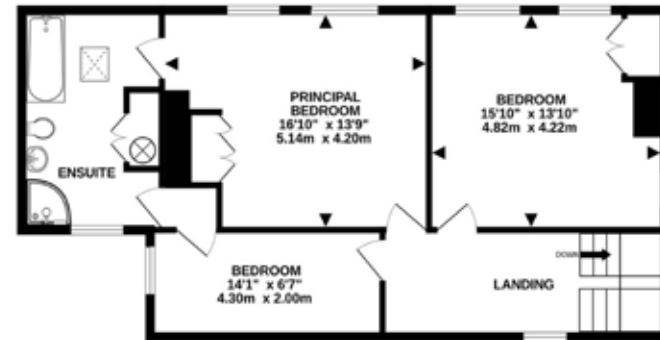
Oil Central Heating, Wood Burner, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band D  
Freehold



GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



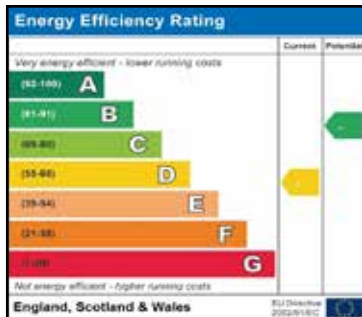
OUTBUILDING  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
740 sq.ft. (69.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 1655 sq. ft. (153.7 sq.m.) approx.  
TOTAL FLOOR AREA : 2161 sq.ft. (200.7 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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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Striving to relieve homelessness.

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