



7 Brickfields
Somerleyton | Suffolk | NR32 5QW

FINE & COUNTRY

BUILT TO LAST



“Tucked away in a picturesque village in the Southern Broads, you’ll find a pretty row of terraced cottages, close to the river and open countryside.

The community here is a friendly one and the surroundings idyllic, plus the cottage is within walking distance of a pub, school and village hall.

It almost feels like stepping back in time – but the house has been well cared for and well maintained, with no work to do, while the peaceful location is surprisingly well located for access to amenities.”







- An Attractive and Beautifully Presented Mid-Terraced Cottage, situated in the Desirable Area of Brickfields, Somerleyton
- Three Bedrooms and a Family Bathroom
- Open Plan Living Room; Ground Floor Study/Bedroom Three
- Attractive and Low Maintenance Garden
- Off Road Parking and Garage
- Stunning Communal Land to the Rear
- The Accommodation extends to 810sq.ft
- Energy Rating: E

This is a charming and attractive cottage in the beautiful and desirable village of Somerleyton. There's no passing traffic here, and while you have a private garden, the additional communal area is maintained by the owners of the Somerleyton Estate, so you can enjoy it without lifting a finger. With a train station on the Norwich to Lowestoft line, you may be rural here, but you're still well connected.

A Home With A History

Somerleyton is a very unusual village and is incredibly well preserved with a high proportion of the properties being listed and many of them set around the pretty village green. It was built as a 'model village' in the mid-1800s by a local landowner and entrepreneur called Sir Samuel Morton Peto, to house tenants and employees of the Somerleyton Estate. There was a brickworks on the estate and bricks from here were used to build Liverpool Street Station – as well as to build these cottages for the workers.

Broads, Beach, Beautiful Countryside

Somerleyton has another rather random claim to fame. Christopher Cockerill, inventor of the hovercraft, tested his prototype in the marina here. Today, you're more likely to see motor cruisers, sailing boats and holidaymakers down on the river, making it a very attractive and appealing place for those who love outdoor pursuits. There's plenty of paths and walks by the river or in the surrounding countryside, including the 70-mile Angles Way, plus an active community in the village itself, with groups and events meeting at the village hall, a cricket club, tennis court and bowls club, primary school, pub, the train station and more. You're also well placed to head to the coast from here and what a coastline it is – golden sands and family-friendly resorts nestle alongside nature reserves and dunes. There really is something for everyone. Back at the cottage, there's a friendly community of residents, with summer barbecues and get togethers on the communal grass areas. It also makes it lovely and safe for children, as people know and look out for one another.

Ready And Waiting

The house itself has a sunny, south-facing patio enclosed by neat box hedging, with a private area of lawn beyond. There's a garage and driveway too. At the rear of the house, you have an additional small patio, open to the communal lawned area. You enter the cottage through a pretty undercover porch area into the main reception room, which has a lovely brick fireplace. This is a well-proportioned room and easily has enough space for seating or dining. There's an additional reception, perhaps a study for working from home or a little guest room, with the kitchen to the rear of the cottage in an extension. Upstairs, the two bedrooms both have a pretty outlook and share the family bathroom. The whole house has been recarpeted and redecorated in recent years.















INFORMATION



On Your Doorstep

Somerleyton is a stunning small Suffolk village with a local pub serving quality food and its own train station with regular trains connecting to Norwich and London Liverpool Street. The Somerleyton Estate is a privately owned 5,000 acre estate located in the beautiful Suffolk countryside. Oulton Broad is the most southern area of open water on the Broads Network with a well-known sailing club and can be found 6 miles south. Southwold, with its glorious sandy beach, happy-looking beach huts, quirky pier, stylish independent shops and thriving market town atmosphere, is simply the quintessential British seaside town and easily accessible in just over half an hour.

How Far Is It To

The attractive market town of Beccles is about 10.5 miles south and is situated in the heart of the Waveney Valley. Beccles now boasts large and diverse shopping amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has a sailing club being on the extremes of the Norfolk broads. The A47/A12 is only 3 miles to the east giving easy access to Ipswich & Colchester then on to London. Norwich lies approximately 21 miles north west of Somerleyton and can be reached in forty minutes by car with facilities including numerous shopping centres, bars, restaurants, The Theatre Royal and multiplex cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge.

Directions

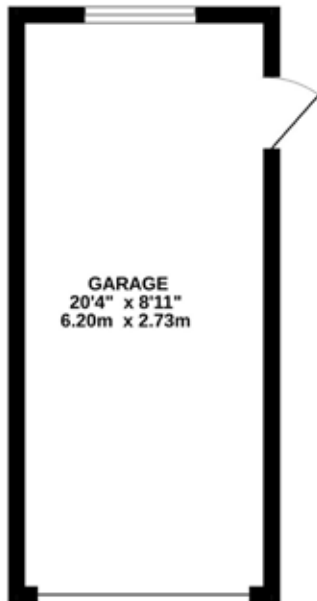
Start out on London Road, Beccles. At the traffic signals turn right on to the A145. Continue forward on the A145 and at mini-roundabout turn left onto the A145, At roundabout take the 1st exit onto the A146, At roundabout take the 3rd exit onto the A143, Turn right onto Herringfleet Road - B1074, Continue on this road into Somerleyton and when you Pass the village green on your right, take the turning on The right. Continue along this road, past the duck pond and when you reach the right hand bend in the road, turn left on to Brickfields. The property will be found on the right hand side.

What Three Words Location - snacks.obscuring.asked

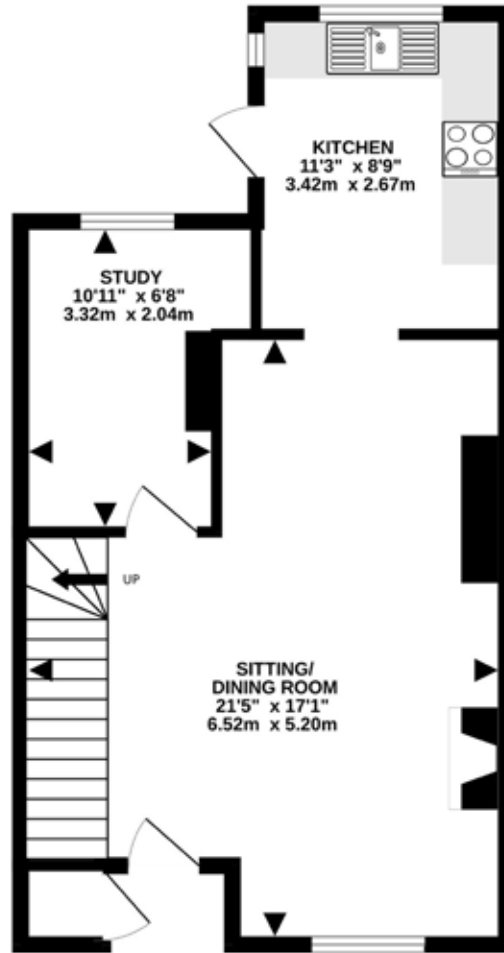
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services, District Council and Tenure

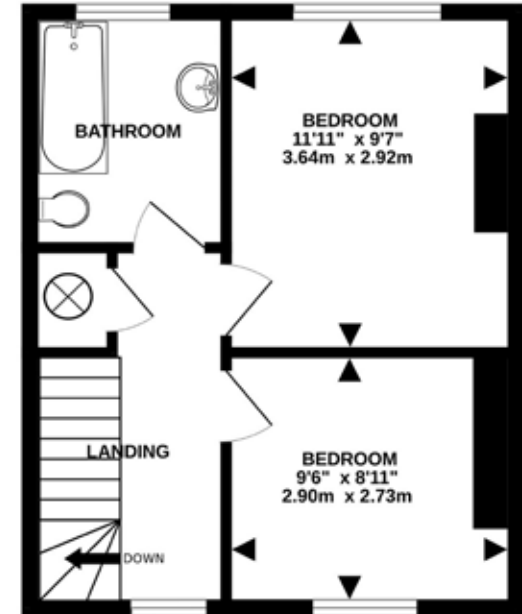
Electric Heating, Mains Water, Mains Drainage
East Suffolk Council - Council Tax Band C



GARAGE
20'4" x 8'11"
6.20m x 2.73m
182 sq.ft. (16.9 sq.m.) approx.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 810 sq.ft. (75.3 sq.m.) approx.
TOTAL FLOOR AREA : 992 sq.ft. (92.2 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			



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 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
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