



Millfield Cottage
Nunns Lane | Metfield | Suffolk | IP20 0JZ

PANORAMIC LOCATION



Simply spectacular three-bedroom detached home, set in an enviable rural position on the outskirts of a popular village. The property features a spacious fitted kitchen, open plan lounge/dining room, ensuite bedrooms and grounds of 1.4 acres (stms). This impeccably presented home delivers everything you want – and so much more!



KEY FEATURES

- A Stunning High Quality Detached Cottage in a Fabulous Rural Location with Panoramic Views
- Three Bedrooms; Three En-Suites
- (Two Downstairs Double Bedrooms and One First Floor Double Bedroom)
- Open Plan Lounge/Dining Room with Stovax Studio 2 Wood Burner and Bespoke Glazed Feature Window
- Spacious Fitted Kitchen with Log Burner and Snug/Office Space
- Triangular Shaped Grounds of 1.4 acres (stms)
- Barn, Large Workshop, Greenhouse and Plenty of Parking
- The Accommodation extends to 1,926sq.ft
- Energy Rating: D

This gorgeous property, set deep within a large 1.4-acre plot, offers plenty of privacy with the advantages of being located on the outskirts of a thriving village community. "It's so peaceful and beautiful here that friends come up to escape" explains the current owner. It's easy to see why, the scenery is stunning, with panoramic views of the surrounding countryside. It's hard to believe the property is only five miles from the amenities of Harleston.

Two Into One

The original part of the house dates to the mid 19th century, once serving as two separate miller's cottages and providing housing for workers at the neighbouring mill. The cottages have since been merged into a single dwelling and underwent a complete renovation around seven years ago, when a new extension was added. It's evident from the wonderful home that sits on the plot today that the architect was keen to leverage the property's remarkable rural location to its fullest advantage. The windows throughout the property are bespoke and triple glazed apart from the largest in the sitting room which is double glazed. Many of the windows span almost floor to ceiling, and offer incredible views of the grounds. "This is a house for all seasons, and we've enjoyed watching the changing landscape through the large windows as the seasons change. In the winter, you can see all the pink and purple hues, the mist on the ground, and the snow; in the spring, you can see the beautiful white hawthorn blossoms. Each season has its own distinct colour." The owner explains. There is an attractive kitchen with underfloor heating to the ground floor of the original part of the property. The room has been stylishly appointed with modern cabinets which provide plenty of storage. Oak worktops complement the units, and the striking Farrow & Ball Railings Blue that adorns the walls perfectly finishes the room. A Bosch dishwasher, under counter fridge and freezer, and a Neff induction hob and oven are also included with the kitchen. A double-sided wood burner in the centre of this room is open to enjoy on both sides. The owners have purposed the opposite side of the room as a snug, but this would also work well as a dining or study space.





KEY FEATURES

New And Bright

Stepping into the newer part of the property leads you to a generous dining area. This room also serves as the entrance lobby for the house. The room is wonderfully bright owing to the large windows and doors that flank either side. This room offers great versatility and could serve as a further seating area or a sunlit orangery. The triple aspect sitting room is a stunning space. The focal point of the room is a huge window that elegantly frames the view of the garden like a living artwork, flooding the room with light. There is a large striking woodburner that sits against an exposed brick chimney breast and adds a cosy centrepiece. Solid oak flooring has been fitted throughout. Adjoining the sitting room, with one to either side, are two equally proportioned bedrooms. Each room enjoys its own ensuite shower room with underfloor heating and heated towel rails and doors that open to the stunning landscaped garden plus the pièce de resistance - the large feature window. A morning coffee in bed from either of these rooms, while taking in the uplifting view of the grounds, would be a wonderful way to start the day.

Exploring Upstairs

A solid oak staircase leads to the first floor which is dedicated entirely to the master bedroom. As such, the room is fantastically proportioned and enjoys views across the property's picturesque grounds and beyond towards the Waveney Valley. The room also boasts a beautifully decorated ensuite bathroom with underfloor heating, heated towel rail, roll-top bath and a separate shower.

The Outside

The property is well situated within its expansive triangular shaped plot and is largely undetectable from the road. There is plenty of parking for vehicles on the spacious driveway. As you approach the house, there is a large barn on the left-hand side that could be used for garaging or as a workshop, outside office, or even an annexe (pending the necessary planning). A further barn on the premises, with an electricity supply, has been divided into two sections. The first section features double glazed windows and features a woodburning stove, making it a perfect spot for the current owner's gardening pursuits. The second part of the barn is used as a utility room for additional freezer storage and a tumble dryer. There is a third barn, currently used for wood storage, that holds potential for transforming into a stable block, should the future owner wish to home a horse or pony on the premises. A pond, which provides a welcoming habitat for a variety of wildlife, including carp, is also noteworthy. "Our garden welcomes a variety of wildlife visitors, from owls and bees to buzzards, dragonflies, and even kingfishers," the owner says. The rest of the grounds are lawned, except for a coppice and a small field designated as a wildflower meadow. "My son loves camping in this field during his visits," the owner says, "as the sweeping views of the countryside from this meadow are breathtaking."





























INFORMATION



On The Doorstep

Metfield is a small village located in the Waveney Valley. Describing itself as 'a small village with a big heart' the community spirit is abundant. There is a village hall with plenty going on and a community run village store. Great dining pubs can be found at nearby Fressingfield and Brockdish. The ancient market town of Harleston is located under five miles away where there are a range of amenities and Framlingham can be found approximately 13 miles south of the village.

How Far Is It To

The busy market town of Diss is less than a thirty-minute drive. From here are fast and regular rail connections to London, Norwich, and Cambridge. The property is within easy access of the beautiful Suffolk coast, with Southwold under 40 minutes by car. The beautiful vibrant cathedral city of Norwich is approximately 24 miles to the north and has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions

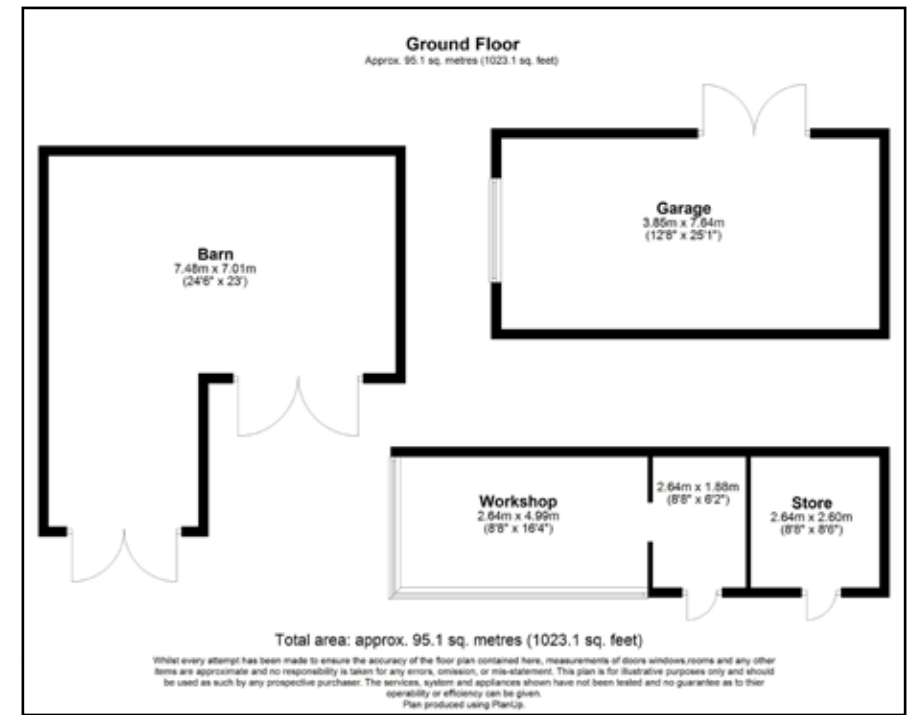
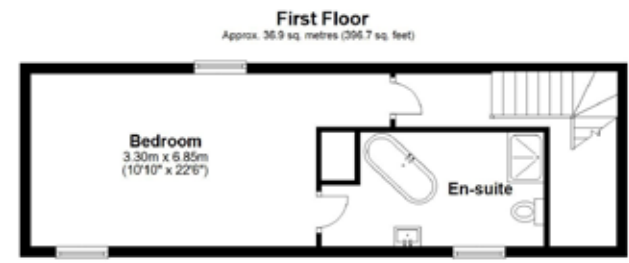
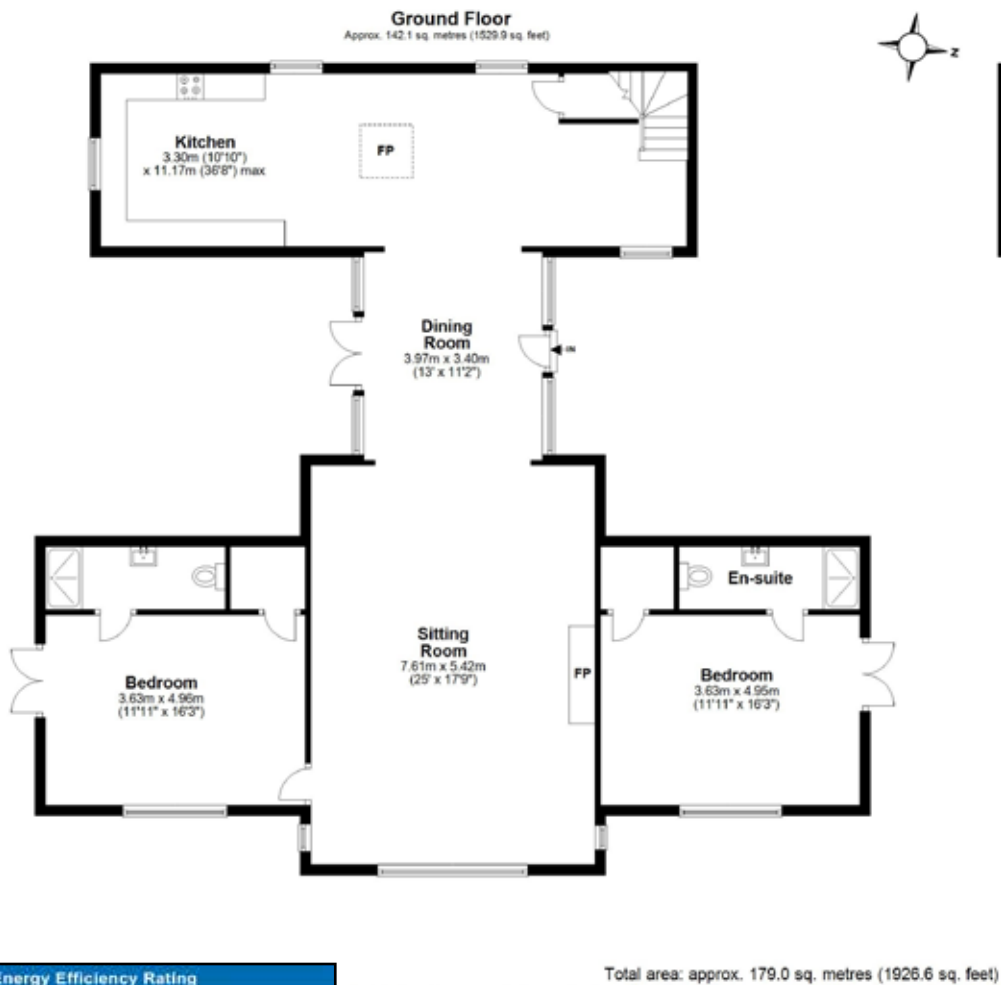
From Harleston follow the B1125 heading towards Weybread and then Withersdale on the B1123 taking the left fork and continue towards Metfield. On approaching Metfield on sharp bend go straight on into Christmas Lane. Metfield Garage on the left and turn right into Nunns Lane a long driveway and the property can be found at the end on the left handside. A no through road.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property -[desire.ambient.stability](#)

Services, District Council and Tenure

Electric Underfloor Heating in Selected Rooms, Heatstore Heaters in all Rooms to compliment the Wood Burners, Mains Water, Private Drainage via Biodigester
Mid Suffolk District Council – Council Tax Band B
Freehold



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		ED 010010	2022/11/22

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. Printed



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