



EH

EXQUISITE
HOME

Charming Period Cottage

In the very heart of the village is this absolutely delightful period terraced cottage simply full of character and original features. Thought to have been built in the mid-Victorian era, partly brick and partly flint, it has been redecorated and refurbished to a very high standard by the present owner who bought it in 2022. Its pretty and quaint character, charming interior and wonderful location drew her to it and since moving in, she has replaced the kitchen, had Karndean flooring and new carpets laid, redecorated and is putting in brand new windows and doors in a pale grey shade.

There is plenty of parking to the front of the property and more outside the village hall a minute's walk away. Parking is never a problem in Debenham. The road is extremely quiet for such a central location and the front door is accessed via a small paved front garden with room for seating. The front of the cottage looks out over the grassy churchyard and the many amenities of Debenham are on the doorstep. The front door leads into the sitting room, flooded with natural light and a wonderful family space. The focal point is the old fireplace with a log burner which is perfect for chilly winter nights. The room is decorated in calming neutrals with the fireplace painted in Fired Earth. Sunny and light in the summer and cosy and welcoming in the winter, this is a charming room. Next door is the crisp, contemporary kitchen with its cabinets painted in an on trend navy blue with silver handles and white granite style worktops. There is an integrated electric oven with an induction hob, an integrated fridge and plenty of storage and preparation space. The owner loves using the kitchen which is laid out in a smart and well thought out way.

The staircase climbs to the first floor landing. The principal bedroom, a large, spacious double can be found here with a feature wall painted in Farrow and Ball's Railing. Natural light pours in through the sash window and there are exposed beams and a useful built in cupboard where the owner stores coats and uses the shelves for storage.





“The cottage is beautifully appointed throughout...”

LOCATION

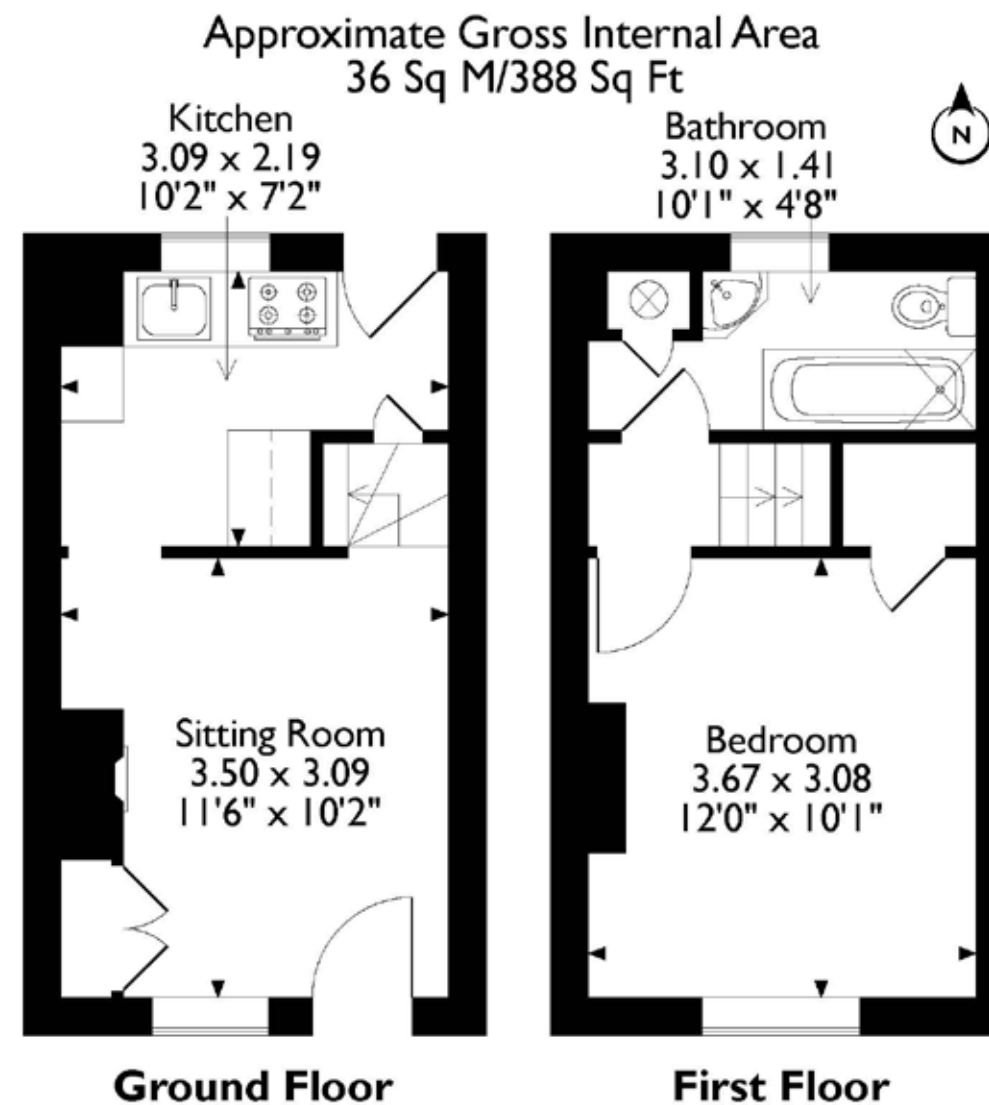
To the rear of the cottage is a small area with enough room for container gardening and relaxing in the sunshine. There is a small patio paved with slate shingles and the rest of the garden is laid to lawn. A woodshed keeps the firewood for the log burner dry and there is a useful shed which houses the washing machine and freezer.

Debenham has everything a person could reasonably want within easy walking distance of this charming home. The new pub will soon be open, there are plenty of community events such as late night Christmas shopping, several antique shops and a good mix of independents. Woodbridge and Framlingham are within easy reach of the village for larger shops and the beautiful pastoral patchwork of fields of which much of Mid Suffolk is composed lie on the outskirts of Debenham.

Debenham is a delightful and historic village in Mid Suffolk eight and a half miles west of Framlingham and thirteen miles north of Ipswich. The River Deben rises not far away and flows through the village in a prolonged ford. Debenham is an extremely well served community with a primary and high school, leisure centre, Post Office, library, pharmacy, doctors' surgery, Co-op, a pub (with a second one opening shortly), a number of cafes and shops and a library. There is a local football club and an annual fete on the High Street. Debenham has a disproportionately high number of listed and ancient buildings, giving it an absolutely entrancing air of period charm. The A140 is an easy drive away, connecting Norwich in the north to Stonham Aspal in the south and on to the A14. The closest station is at Stowmarket, just under ten miles away, from where regular trains run directly into London Liverpool Street, making this rural location the ideal place for commuters and families alike. There are lots of pretty walks and all in all, this is a delightful, well served and close knit community with everything going for it.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk