



Chestnut House  
The Common | All Saints South Elmham | Suffolk | IP19 0NZ

# PICTURE PERFECT



“This attractive double-fronted home catches the eye with its handsome white elevations, sash windows and chimneys. Set well back from the road with open fields around, it sits in a glorious rural setting, enjoying a connection to the countryside, yet you have the security of neighbours and you’re part of a friendly community. With the 16th century CAMRA awarding winning Rumburgh Buck Pub and Village hall with regular weekly events and activities, within walking distance’ and well-served market towns just a short drive from your front door.”



# KEY FEATURES

- A Charming Detached Period Property, located in a Rural Position in All Saints South Elmham, near Halesworth
- Sitting in a Generous and Well Established Plot of 0.5 of an acre
- Four Bedrooms, Two Bathrooms and a Ground Floor Wet Room
- The Principal Bedroom benefits from an En-Suite and Dressing Room
- Kitchen/Dining Room with Sizeable Pantry and Large Separate Utility Room with WC
- Two Further Reception Rooms
- Garden Office - Ideal for Working from Home
- Large Barn Style Double Garage and Workshop
- Ample Off Road Parking for Several Vehicles
- The Accommodation extends to 1,714sq.ft
- Energy Rating: E

This beautiful home has enormous kerb appeal – and inside it just keeps getting better. The spacious rooms are filled with light, while the sunny south-facing garden is a lovely place in which to relax and to grow your own vegetables and enjoy the produce from plum, pear & apple trees. Whether as a long-term family home or weekend retreat, you can live your dream life in the country right here.

## Enjoying The Outdoors Lifestyle

The house began life as two small cottages for farm workers, likely built in the 19th century. One side of it later became the village Post Office, and it's nice having a home that's played a part in the life of the community over the centuries. The current owners came here when they were searching for a slower pace of life, looking for a large garden where they could become more self-sufficient, easy access to London and the South-East and a home that offered room for family gatherings and entertaining. This ticked every box – and over the years they have realised the nearby villages have a lot to offer, with a friendly community centred around the popular pub and village hall in neighbouring Rumburgh – walking distance from this property.

## Working Well For Every Occasion

Inside you'll see that the house has wonderful proportioned and beautifully bright and airy rooms throughout, as well as a very practical layout that would suit many requirements. Two receptions can be found to the front of the house, both with a double aspect and lovely rural views. Both also have fireplaces with inset log burners, so they feel light and fresh in summer and stay very cosy in winter. Having these two sitting rooms works well when you have a houseful and you want to find a quiet corner, or if your kids have friends over and you want to be left in peace!





# KEY FEATURES

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Off the sitting room is the kitchen, which is open to the dining area. This set up works very well for everyday life and social occasions alike. There's also a utility room, cloakroom and shower room on the ground floor. Upstairs, all four bedrooms are doubles, two with built-in wardrobes and one with an en-suite bathroom, while the others share the family bathroom. The master even has a dressing room, which is a lovely extra! The views from the principal and second bedroom are particularly good, with All Saints Common across from the property.

## Town And Country

The front garden is part-walled, then the driveway sits to the side of the house and leads to a gravel area where you can fit a good number of cars. There's also a very large garage that can also double as a workshop. There's a garden office and the broadband here is excellent - the owners have worked partly from home over the years. The garden faces south and west, with a sunny patio and loggia that boasts a barbecue and oven - perfect for entertaining. The owners pop a hammock up there sometimes too when they want to relax on summer days. They are almost self-sufficient when it comes to fruit and vegetables, having created a thriving kitchen garden. The owners are also keen birdwatchers and have enjoyed the huge variety of wildlife in the garden and beyond. With no light pollution, they have also seen spectacular skies. There's so much to do in this area and while it may feel very rural, the property is very well placed from which to enjoy the coast, a 20-minute drive, Minsmere, Dunwich Heath and more. The owners walk on the beach most weekends and also visit a local market most weeks - the charming towns of Halesworth, Harleston, Bungay and Beccles are all within easy reach and all have a good range of independent shops, in addition to supermarkets.





























# INFORMATION

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## On The Doorstep

All Saints South Elmham is one of a group of villages called The Saints, near the border with Norfolk. The village is in the civil parish of All Saints and St.Nicholas, South Elmham in the Waveney district of Suffolk, England.

## How Far Is It To?

The nearest market town is Halesworth and is 6 miles to the south east. The vibrant cathedral city of Norwich is 22 miles to the north west and the Heritage coast and popular seaside town of Southwold is 15 miles to the south east.

## Directions - Please Scan QR Code Below

From Beccles head towards Bungay on the B1062. When you reach St Johns Hill, turn right and immediate left onto Hillside Road West. Then turn left onto St Margarets Road and follow this road until you reach the junction. Then turn right towards and through the hamlet of St Michael until you reach Uncles Lane. Turn right here and follow the road until you reach the junction. Turn left and continue along this road and the property will be found on the right hand side.

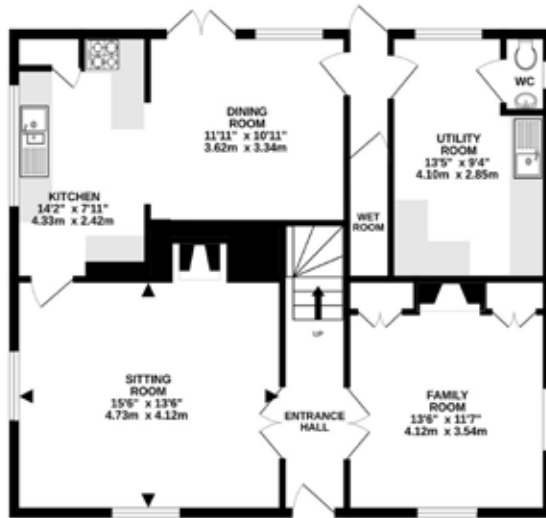
## What Three Words Location

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...  
[extremely.diplomas.befitting](https://extremely.diplomas.befitting)

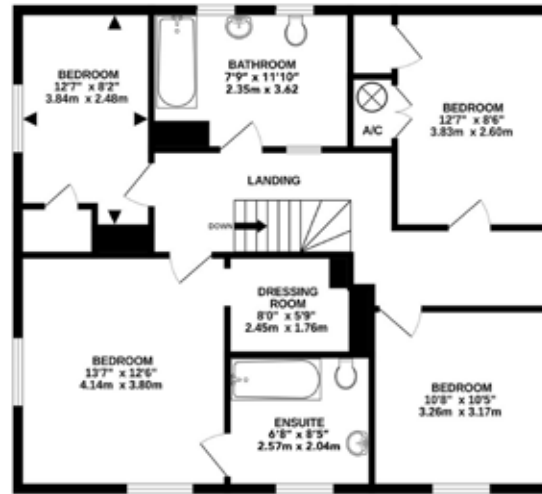
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council; Council Tax Band D  
Freehold

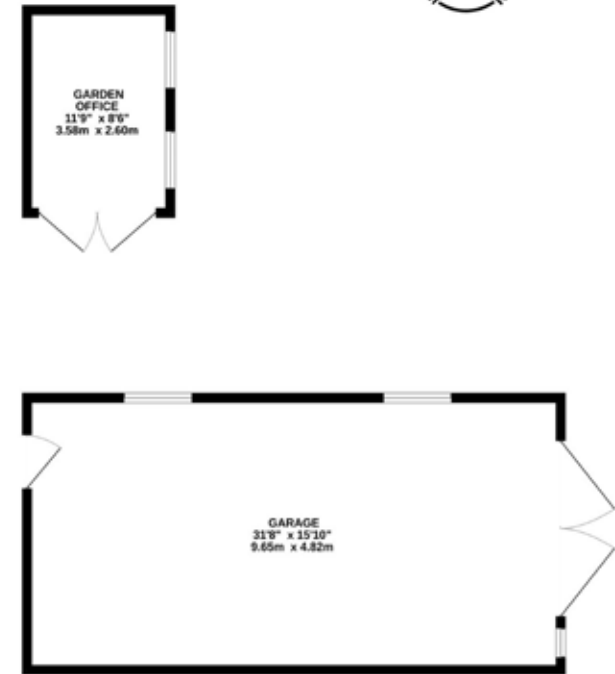




GROUND FLOOR  
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



OUTBUILDINGS  
601 sq.ft. (55.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1714 sq.ft. (159.3 sq.m.) approx.  
TOTAL FLOOR AREA : 2315 sq.ft. (215.1 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		91
(91-93)	B		
(84-90)	C		
(65-83)	D		
(55-64)	E	48	
(21-54)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
WWW.EPC.UK.COM			

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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