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*Church Cottage,*  
Ilketshall St Lawrence, Suffolk.

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MUSKER  
M<sup>C</sup>INTYRE  
ESTATE AGENTS



Bungay – 3.3 miles  
Beccles – 4.8 miles  
Southwold – 15.8 miles  
Norwich – 20.5 miles

Beautifully positioned enjoying rolling countryside views, is this quintessential red brick Victorian Cottage. Neighbouring the historic St Lawrence's Church this delightful home belongs in a story book. The cottage has undergone a sympathetic refurbishment by the current owners bringing the perfect balance of modern functionality to the character of the home. Inside we find a generous sitting room, stunning kitchen, dining/sun room, modern shower room and bedroom on the ground floor whilst upstairs the spacious master room enjoys the open views to the front whilst the rear bedroom looks over the gardens. Outside the 0.25 Acre plot (stms) has been transformed into the most beautiful garden and boasts a recently



### Property

Stepping through the front door we are welcomed by the entrance porch of this charming home, to our left we find a superb coat and boot cupboard whilst a door opens to the sitting room. The sitting room is a superbly proportioned room, a window to the front aspect fills the space with natural light whilst an open fire offers a cosy focal point, from here we flow open plan through the inner hallway where another window grabs the light and we find the airing cupboard. A door opens to the shower room where a modern suite is complemented by tiled walls and offers a shower, w/c and wash basin set on an attractive vanity unit. Back in the hall we push open a door to the kitchen where the overall standard of finish comes into its own. Superbly planned and beautifully finished we find a range of modern units set against white composite worktops and contrasting tiled flooring. A double butler style sink is inset below a picture window looking onto the frontage whilst at the rear we look through the dining/sun room to the stunning rear gardens. A fitted double oven, hob and extractor feature along with an integral fridge freezer. A door opens to the dining/sun room which makes the two spaces work as one perfect for family life and entertaining alike. From here a door opens to the gardens. Stepping back through the the house an inner lobby leads from the sitting room where our stairs rise to the first floor and we find the ground floor bedroom, this versatile room offers a surprisingly good space that enjoys a view onto the rear aspect. Climbing the stairs to the first floor landing we pass a further window which continues the theme of natural light found throughout. At the rear bedroom two looks onto the gardens whilst at the front the exceptional master bedroom offers no compromise on space and looks onto the rolling field views opposite.













### Garden & Grounds

Approaching the property via this quite country road we arrive on the ample driveway where the view of this charming home is only beaten by the the neighbouring historic church providing the most charming vista. The driveway offers ample off road parking which is set to the side of the plot. A path leads us to the front of the house where an attractive paved area leads from the kitchen whilst a path leads to the front door and continues to the side of the property giving gated access to the rear gardens. The front garden has been beautifully planned and is stocked with a range of perennial flowers and ever green shrubs that fill the space with colour and scent. At the rear the plot comes into its own and we fully appreciate the thought and time the vendors have taken creating a stunning yet low maintenance space. A generous patio leads us to a delightful external dining area which is framed with trellis covered with a variety of scented climbing plants. A path leads us through the extensive lawns which are framed with a variety of planted beds. A timber shed and recently added 'Rhino' greenhouse feature whilst a range of raised beds provide a superb kitchen garden. At the foot of the plot we find a woodland glen where we enjoy the open field views and find the garden room/home office, this versatile space boasts power and light.

### Location

The property occupies a stunning, peaceful, rural setting yet conveniently located a short drive away from the historic market towns of Bungay, Beccles & Halesworth all of which provide numerous shops, cafes and restaurants, primary & secondary schools, and a range other essential amenities. The Cathedral City of Norwich lies approximately 20 miles to the North with a mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the North side of the city with international flights. Southwold and the unspoilt Suffolk coastline are within easy driving distance.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains Electricity.  
Mains Water. Private Drainage.  
Oil Fired Central Heating.  
Energy Rating: TBC

## Local Authority:

East Suffolk Council  
Tax Band: C  
Postcode: NR34 8NL

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

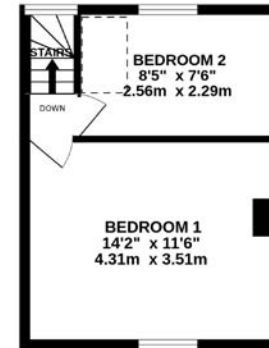
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £365,000**

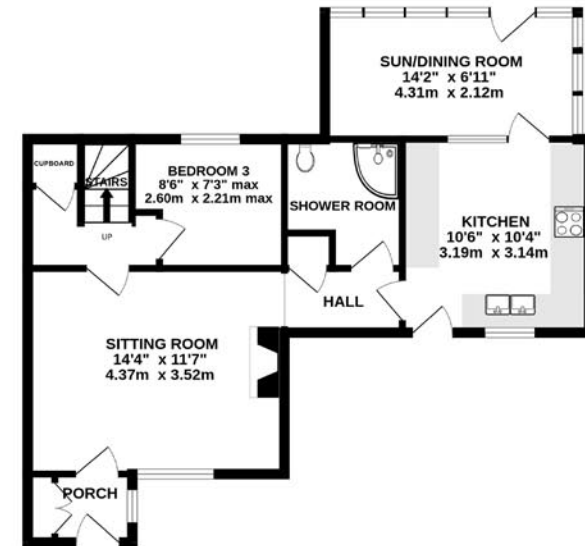
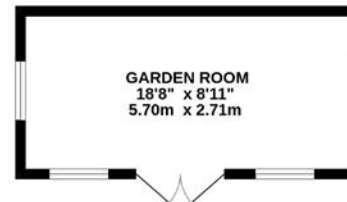
TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles 01502 710180  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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