



*Pleasure Ground Cottage; The Street, Rumburgh,
Halesworth, Suffolk, IP19 0NP*



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ESTATE AGENTS



Pleasure Ground Cottage is a restored Grade II Listed detached house dating back to the 16th Century which currently offers a wonderful home with an annex. Set in tranquil gardens overlooking the village green in the centre of this popular Suffolk village.

Accommodation comprises:

- *The Main House*

Sitting room overlooking the Village Green with a fireplace housing a wood - burning stove

Kitchen/breakfast room opening into-

Rear entrance hall with utility area

First Floor - Huge double bedroom with a vaulted ceiling & bathroom with roll top bath

- *Annex*

Self contained separate accommodation, currently

used as a holiday let with a Sitting/diner/kitchen

A generous double bedroom with w.c.

hand basin area and shower with a 2nd bedroom

Oak and brick flooring & wood burner

- Many original features throughout both properties to include - exposed wall and ceiling timbers and fireplaces

- *Outside*

Plenty of Parking

Private front garden for holiday home guests

Large established garden for the main house



The Property

Pleasure Ground Cottage is a restored Grade II Listed detached thatched house set back from the road by the Village Green with a wealth of character. The property is currently divided into two properties - **The main property** is a comfortable spacious and extremely large one bedroom home (could easily be divided into two bedrooms). The lovely sitting room has exposed brick work to one wall and a fireplace housing a wood burner, a staircase from this room leads to the stunning 20ft x 20ft bedroom, with its Magnificat vaulted ceiling. There is a bathroom with a roll top bath, w.c. and hand basin. The large farmhouse kitchen offers plenty of space for a dining table, and is well fitted with kitchen cupboards with solid oak worktops, a butler sink, gas hob and electric built-in cooker. There is also a solid fuel Rayburn range and attractive brick flooring, this room opens into a rear entrance hall with a utility area. A door off the kitchen gives access to the annex.

The annex is currently used as a successful air B&B but could have many uses - a granny annex or easily incorporated into one comfortable large home. On the ground floor is a beautiful family room with a well fitted kitchen again with oak worktops, butler sink, gas hob and electric oven. The fireplace houses a wood burning stove. An oak staircase leads to the first floor and another wonderful generous sized bedroom, again with a vaulted ceiling, excellent oak floorboards are laid throughout the first floor and the annex provides clever and quirky en-suite facilities. A second bedroom is also available.



Gardens and Grounds

The property is approached over a private road which runs beside the village green where the driveway provides plenty of parking. There is also a detached double garage. The established gardens have been divided to the front to provide a private area for b & b guests. The rear garden is well planted with a variety of shrubs and mature trees including various fruit trees, a pond and a greenhouse.

Location

Rumburgh is a small rural village just ten minutes drive from the market town of Halesworth, the village also has the benefit of a very popular public house 'The Buck Inn'. The nearby town of Halesworth provides many independent shops, Primary schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Solid fuel and electric heating & bottled gas
Mains electric, water and drainage.

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: IP19 0NP

Agents Note

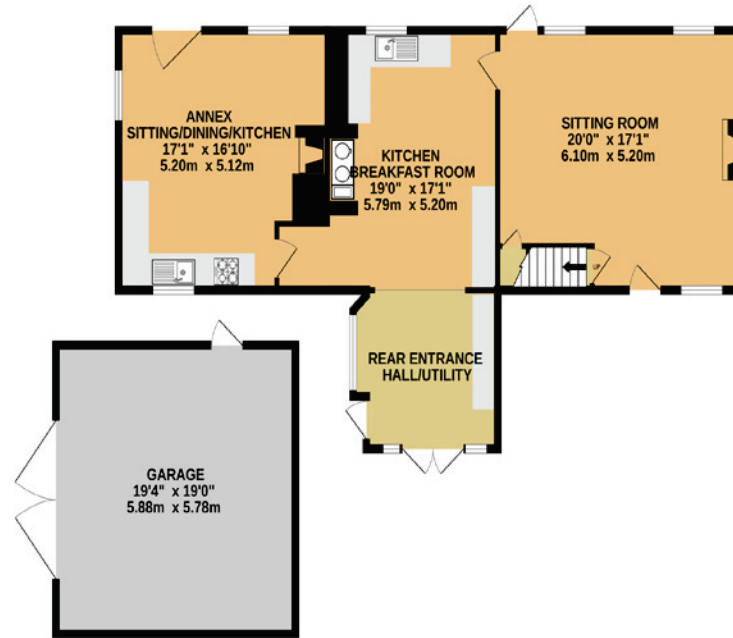
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

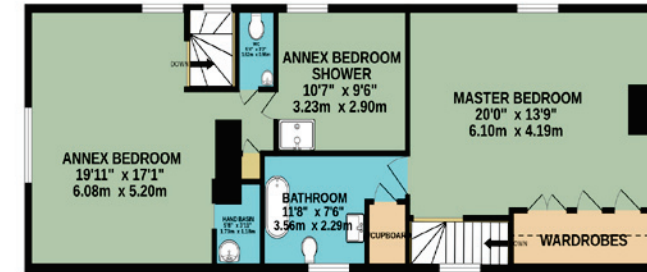
Vacant possession of the freehold will be given upon completion.

Guide Price £475,000

GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 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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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.



HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH
Tel. 01986 888205
halesworth@muskermcintyre.co.uk