



The Street, Metfield - IP20 0LB



The Street

Metfield, Harleston

Nestled in the HEART of a SOUGHT AFTER VILLAGE, this charming PERIOD BRICK AND FLINT cottage offers a unique blend of character and modern convenience. The property features an inviting 18' sitting and dining room to the front, complete with a WOODBURNER and original tiled flooring that creates a cosy atmosphere, perfect for relaxing evenings or entertaining guests. The separate kitchen to the rear is thoughtfully designed and equipped with integrated appliances, providing a practical and stylish space for home cooking. Upstairs, there are TWO GENEROUS BEDROOMS and a well appointed family bathroom, offering comfortable accommodation for families or those seeking extra space. A particular highlight is the EXTERNAL STUDIO/OFFICE space, which benefits from its own UTILITY ROOM and shower room with W/C, making it ideal for those who work from home or require a flexible space for hobbies or guests. The property further benefits from PRIVATE DRIVEWAY PARKING for MULTIPLE VEHICLES to the rear and a detached, timber built garage, offering ample storage and secure parking.



This cottage certainly offers more than first meets the eye.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Period Brick & Flint Cottage
- Sought After Village Location
- 18' Sitting/Dining Room With Woodburner
- Separate Kitchen With Integrated Appliances
- Two Double Bedrooms & Family Bathroom
- External Studio/Office Space With Utility & Shower Room
- Private Gardens & Driveway Parking To Rear
- Detached Timber Built Garage

The property is located within the rural village of Metfield close to the market towns of Harleston and Halesworth. The closest local amenities can be found within the village of Fressingfield and Stradbroke although the village does have a very good local shop. Situated approximately 12 miles east of Diss which offers high speed rail services to London and is just a 30 minute drive from the popular coast at Southwold. Metfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.



SETTING THE SCENE

Approached via The Street in Metfield parking can be found initially on the road in front of the cottage with a pedestrian access into a small lobby room from the roadside. The driveway parking and garage can be found to the rear accessed via the shared driveway.

THE GRAND TOUR

Using the main entrance door to the front there is firstly a very useful porch/lobby with space for coats and shoes and a door beyond leading to the rear garden. The door to the left takes you into the main reception room, an impressive space filled with natural light from the dual aspect with the addition of original tiled flooring and a brick fireplace housing a woodburner. Beyond the reception is the kitchen with a range of wall and base level units and wood effect worktops over. There are integrated appliances to include electric oven and induction hob with extractor fan and dishwasher. There is space for the fridge/freezer separately within the alcove as well as built in understairs storage. A door from the kitchen also leads out to the garden beyond.

Heading up to the first floor landing you will find two bedrooms and a family bathroom. The main bedroom is a stunning space again filled with natural light, wood flooring and an airing cupboard. The other bedroom is more modest in size but still a double with the bathroom adjacent. The bathroom has been updated in recent years with aqua boarding, a bath with shower over, w/c and hand wash basin. Externally within the traditional outbuilding is the studio office space which could be used in a number of ways but makes an ideal extra reception space / studio with vaulted ceiling and doors onto the rear garden. There is also a utility/laundry room with space for white goods as well as an adjacent w/c / shower room.

FIND US

Postcode : IP20 0LB

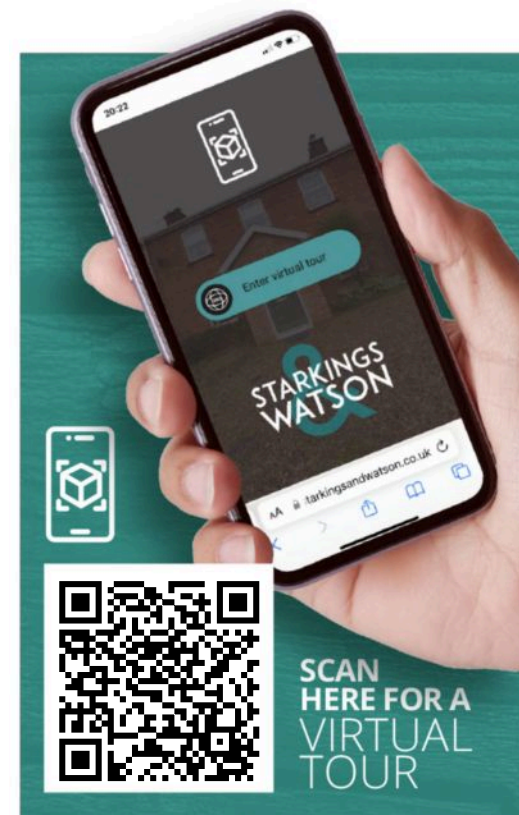
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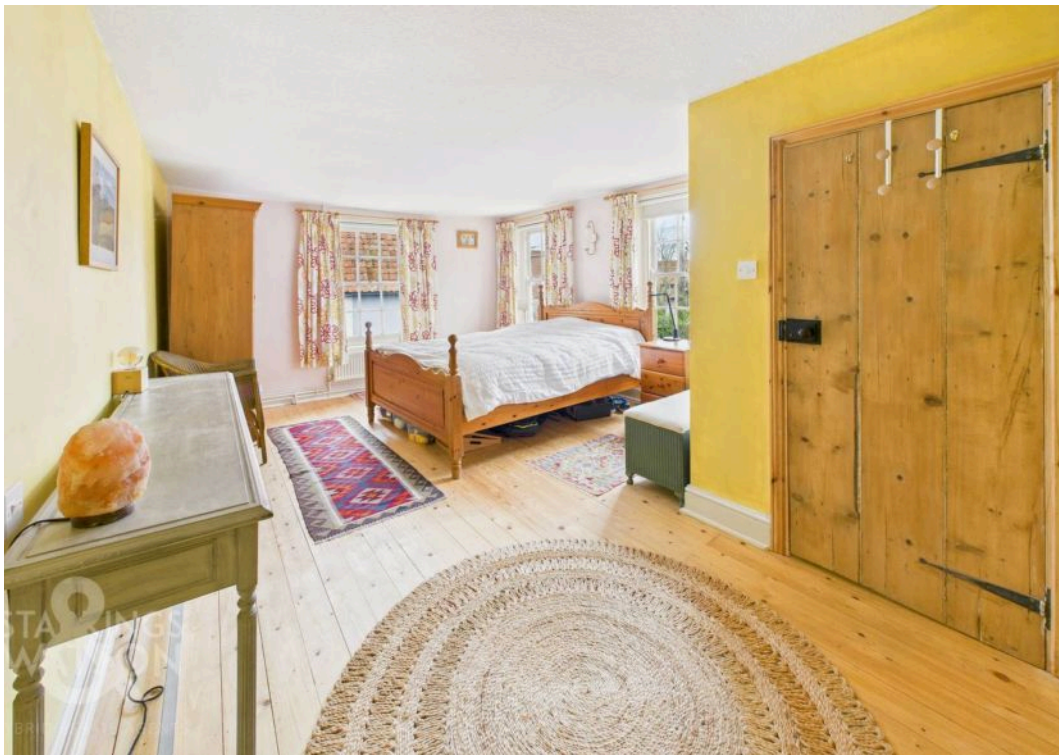
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The rear garden has a bisected access for the cottage and the neighbouring cottage. This gates ONLY permit access to and from Ivy Cottage (to the left of William Cottage).







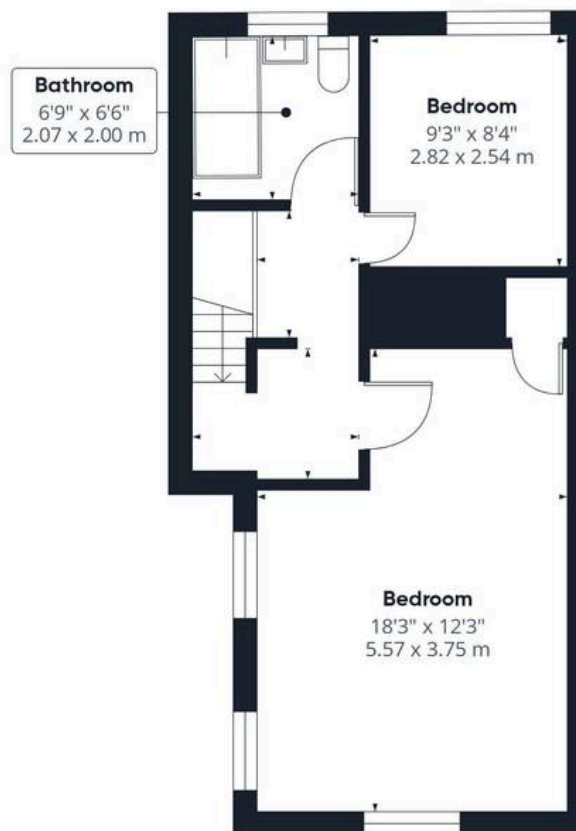
THE GREAT OUTDOORS

The property unfolds into a charming courtyard garden which in turn leads to the studio room. Beyond the studio is the rest of cottage style garden with paved patio areas and an array of planting with mature trees and shrubs. There is also a greenhouse, raised beds and a pathway leading to the garage and driveway beyond. The garage is a sizeable timber built building with power and light ideal for storage. Parking on the driveway is suitable for two or three vehicles.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1281 ft²

119 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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