Cucumber Hall, Fressingfield, Suffolk
The Property
Through the entrance porch a half glazed door opens into the sitting room with bay window to side, windows to front and exposed beams and studwork. Leading round to the dining area, there is ample space for table, chairs and sideboards and some enviable views over fields beyond. Overlooking the courtyard garden to side, the kitchen is fitted with a good range of hand painted wall, base and drawer units with worktop over and inset double sinks. There is space for cooker and fridge. A useful utility room adjacent accesses the courtyard garden and houses the oil fired boiler. Fitted with storage units, worktop and inset sink, there is space and plumbing for washing machine and tumble dryer. The study overlooks the side and benefits from fitted shelving. A downstairs WC is located off a small inner hallway next to the kitchen, in which a water softener has been fitted. Stairs rise from the sitting room to a split landing with airing cupboard on right hand side and access hatch to loft storage. Two double bedrooms are inter-connected and with some exposed timberwork, they boast lovely views. There are two further bedrooms benefitting from inbuilt cupboard storage and commanding views. A shower room as well as separate bathroom complete the accommodation.

Outside
The cottage is approached by a long gravel track (this is a bridleway) leading up to a detached garage. A wrought iron gate opens into pretty cottage-style gardens laid, on one side to lawn with well stocked surrounding borders and a variety of mature trees. Low picket fencing at the rear of the plot allows for some impressive open views across fields towards Weybread. On the other side of the cottage is a courtyard area, with ideal space for outside entertaining under a pretty pergola. Beyond some well stocked raised beds there is a useful timber storage shed and a gate leads out to the driveway.
Location
The property is located at the top of Harleston Hill, on the fringes of the desirable village of Fressingfield. The village has two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent Village Shop and fine Church of St Peter and St Paul. The village also benefits from a primary school and medical centre. Fressingfield is situated 11 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.
**Fixtures & Fittings**

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

**Services**

Oil fired central heating and hot water.
Private drainage. Mains electricity and water.

Energy Rating - F

**Local Authority:**
Mid Suffolk District Council
Council Tax Band: C
Postal Code: IP21 5TE

**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:** £275,000

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To arrange a viewing, please call 01379 882535

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