Harleston Road,
Fressingfield, Suffolk.
Benefitting from a prominent position in this well served and sought-after village, this beautifully presented, Grade II listed three bedroom cottage dates from the 16th Century and showcases a wealth of character and original features. With well tended gardens, views over the churchyard, garage and off road parking, viewings are highly recommended.

Accommodation comprises briefly:

- Entrance hall
- Dining hall
- Downstairs bathroom with shower
- Kitchen/breakfast room
- Sitting room
- Master bedroom with en-suite shower room
- Two further bedrooms
- Pretty, landscaped gardens
- Views over the Church and churchyard of St Peter and St Paul
- Single garage
- Off road parking
- Fabulous original features

(Agents Note:- In keeping with the age and character of the cottage, the stairs to the first floor are a little steep and not suitable for the infirm).

Location
The property is located in 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 12 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.
The Property
Dating from the 16th Century with later additions, this stunning timber framed cottage is thatched in Norfolk Reed with an extension sympathetically carried out in the 1980s to provide useful, extra accommodation.

A part glazed, painted front door opens into the entrance hallway with window to side, tiled floor and space and hanging for coats and boots. A fabulous dining hall overlooks the rear garden and churchyard with stable door leading out, painted panelled wall and wooden floor and offering generous space for dining furniture. An attractive downstairs bathroom comprises painted half panelled wall, papered wall above, window to front and travertine tiled floor and is fitted with a 3 piece white suite with double-ended bath in painted wooden surround and separate shower cubicle. Stairs rise to a bedroom above with window to side, vaulted ceiling and ample eaves storage space. An impressive kitchen/breakfast room enjoys a dual aspect to side and rear and offers ample space for table and chairs. Fitted with an excellent range of painted wall, base and drawer units with granite worktop and upstand, the kitchen further comprises AEG electric oven with 4 ring hob and extractor hood over, double Belfast sink with mixer tap over, cupboard housing freestanding oil fired boiler and space and plumbing for all appliances. Revealing impressive exposed beams and studwork and a wealth of character, the sitting room benefits from a triple aspect to front with an inglenook fireplace and brick hearth housing a multi-fuel burning stove creating a cosy focal point.

Wonderful oak stairs rise to a small landing area accessing two impressive double bedrooms overlooking front and rear respectively. Both bedrooms boast exceptional exposed timberwork and original oak floorboards with the master bedroom overlooking the churchyard to the rear, benefitting from fitted wardrobes as well en-suite shower room with WC, washbasin in storage unit and extractor fan.

Outside
The Lodge sits within beautifully maintained gardens with open views over the churchyard to the rear. Enclosed by established hedging to one side and picket fenced the remainder, the pretty gardens are mainly laid to lawn with well stocked borders, pathways leading to front and rear doors and a brickweave patio creates a secluded seating area to side. Driveway parking for two cars can be found in front of the garage which in turn is power and light connected and benefits from personal door to rear.
Tenure
Vacant possession of the freehold will be given upon completion.

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

Services
Oil fired radiator central heating.
Mains drainage, water and electricity.
Energy Rating: Exempt due to listing

Local Authority:
Mid-Suffolk District Council
Tax Band: C
Postcode: IP21 5PE

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.

Offers in excess of: £425,000