



8 Brickfields
Somerleyton | Suffolk | NR32 5QW

FINE & COUNTRY

PRETTY AS A PICTURE



“Full of country charm and character features, this attractive cottage has enormous appeal. With an interesting history, it’s part of a friendly community and sits within a delightful village that has a sense of the past, with its period buildings and village green.
Walk to the pub, the river, the train station and the village hall, head out to explore the surrounding countryside, or simply relax and enjoy life in this pretty and welcoming home.”



KEY FEATURES

- An Attractive and Beautifully Presented Mid-Terraced Cottage, situated in the Desirable Area of Brickfields, Somerleyton
- Two Bedrooms and a Bathroom featuring a Roll Top Bath
- Open Plan Living/Dining Room
- Kitchen with Separate Large Laundry Room
- Attractive and Low Maintenance Garden
- Off Road Parking and Garage
- Stunning Communal Land to the Rear
- The Accommodation extends to 820sq.ft
- Energy Rating: E

The village of Somerleyton is known for its attractive surroundings and unspoilt feel. With the river, marina, village green and quiet little lanes, it's an idyllic and sleepy village – but don't be fooled. There's plenty to enjoy here, with a lively and friendly community, so it's easy to meet people and put down roots. This beautiful cottage comes to the market having been recently improved, so you can enjoy the period charm but you don't have any work to do.

A Sense Of History

The village of Somerleyton was built in the mid 1800s as a 'model village' for the employees of a local landowner, Sir Samuel Morton Peto. It's remarkably well preserved to this day and has a high number of listed buildings and charming cottages, many of which surround the village green or sit close to the river. The row of cottages here, called Brickfields, was built to house labourers from the nearby former brickworks. Somerleyton bricks were well known and were used to build London's Liverpool Street Station. Just down the road is the marina, where inventor Christopher Cockerill tested his prototype hovercraft, so the village has more than one claim to fame.





KEY FEATURES

A Peaceful Place

The Brickfields cottages can be found down a quiet little lane between the centre of the village and the river. Each cottage has a garage and a small private courtyard and garden, with a field beyond that's shared by all the residents and is home to communal summer barbecues and gatherings. The current owner was new to the area when she came here and instantly felt at home, receiving a warm welcome from the other residents. There are plenty of groups and events at the village hall just down the road and she has enjoyed walks with her dog along the lanes and footpaths and across the surrounding countryside, plus meals in the local pub. If you love sport, you'll be very happy to learn that the village has a cricket club, table tennis, tennis court and bowls club. If you fancy a trip up to the vibrant city of Norwich or over to the golden sands of Lowestoft, you can walk to the station and take the train, so it really is a great base from which to explore everything this area is known for.

More To Explore

All this and we haven't even talked about the property itself! You make your way up a south-facing front garden, the path winding its way through colourful and mature planting, with lawns on either side, and you arrive at a sunny patio that's perfect for al-fresco dining or relaxing with a cool drink. Enter the pretty porch and come through the front door to find yourself in a bright and welcoming entrance hall. A door straight ahead opens to the useful laundry room, complete with storage, and stairs rise up to the first floor. To your left is a door to the double length reception room, with an open fire in the sitting room, a wooden floor running the length of the room, and a charming country kitchen beyond with a door to the private walled courtyard. The owner has made this part of the garden secure for little ones and dogs alike, which is handy. Upstairs, you have wooden floors in the two bedrooms and there are a number of other features, such as picture rails and dado rails. The bathroom is beautiful, with tongue and groove panelling and a feature rolltop bath.

















INFORMATION



On The Doorstep

Somerleyton is a stunning small Suffolk village with a local pub serving quality food and its own train station with regular trains connecting to Norwich and London Liverpool Street. The Somerleyton Estate is a privately owned 5,000 acre estate located in the beautiful Suffolk countryside. Oulton Broad is the most southern area of open water on the Broads Network with a well-known sailing club and can be found 6 miles south. Southwold, with its glorious sandy beach, happy-looking beach huts, quirky pier, stylish independent shops and thriving market town atmosphere, is simply the quintessential British seaside town and easily accessible in just over half an hour.

How Far Is It To?

The attractive market town of Beccles is about 10.5 miles south and is situated in the heart of the Waveney Valley. Beccles now boasts large and diverse shopping amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has a sailing club being on the extremes of the Norfolk broads. The A47/A12 is only 3 miles to the east giving easy access to Ipswich & Colchester then on to London. Norwich lies approximately 21 miles north west of Somerleyton and can be reached in forty minutes by car with facilities including numerous shopping centres, bars, restaurants, The Theatre Royal and multiplex cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge.

Directions - Please Scan QR Code Below

Start out on London Road, Beccles. At the traffic signals turn right on to the A145. Continue forward on the A145 and at mini-roundabout turn left onto the A146, At roundabout take the 1st exit onto the A146, At roundabout take the 3rd exit onto the A143, Turn right onto Herringfleet Road - B1074, Continue on this road into Somerleyton and when you Pass the village green on your right, take the turning on The right. Continue along this road, past the duck pond and when you reach the right hand bend in the road, turn left on to Brickfields. The property will be found on the right hand side.

Services, District Council and Tenure

Heating, Water and Drainage TBA BY VENDOR

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

East Suffolk District Council - Council Tax Band B

Freehold





TOTAL: 820 sq. ft
 BELOW GROUND: 0 sq. ft, FLOOR 2: 484 sq. ft, FLOOR 3: 336 sq. ft
 EXCLUDED AREAS: GARAGE: 192 sq. ft, PORCH: 26 sq. ft

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

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