

Honeysuckle
Cottage The
Causeway
Peasenhall



Honeysuckle Cottage The Causeway

Guide Price £500,000

The quirky and versatile 18th century cottage...

Introducing Honeysuckle Cottage Peasenhall, a truly unique and versatile property that combines the charm of its 18th-century origins with Victorian and more recent extensions. Nestled among characterful properties on The Causeway and bordered by open countryside, this fabulous cottage offers endless possibilities and plenty of space for potential extension.

As you enter from the side into the modern extension, you'll find yourself in the breakfast/boot room, a stunning double-height space with a vaulted ceiling and dual-aspect views. This room has previously had planning permission for further extension upwards. The kitchen, a Victorian addition, features solid wood worktops, base units, a pantry, an original cast iron bread oven, and the boiler. From here, you'll step into the lounge/diner, a captivating space with exposed beams, brickwork, a lovely traditional style wood burner, and original period windows. The dining area leads to a large set of hardwood French doors that open up to the rear of the property, along with the first set of stairs takes you to a bedroom and the bathroom. The sitting room, also in the original building, boasts a recently installed wood burner, another front door, and striking exposed brick and timber details. The music room, located at the rear, provides access to the second set of stairs leading to three bedrooms and a shower room. This area also includes a cloakroom and a vaulted ceiling, double-height utility room, again with the potential for extension. Lastly, on the ground floor, you'll find the snug, a cosy retreat with a wonderful fully functioning cast iron open fireplace. Upstairs, the property offers four generously sized double bedrooms, each showcasing unique character features such as exposed timbers and original stripped doors. The master bedroom is particularly spacious and offers the possibility of incorporating an en-suite if desired.

Outside, Honeysuckle Cottage boasts a good-sized single garage and workshop, along with gated off-road parking for several cars and a storage shed. The brickweave patio spans the width of the cottage, while the terraced rear garden, mainly laid to lawn, has sleeper steps up to the higher levels and provides a tranquil space to enjoy the southerly aspect and the picturesque views of the surrounding open countryside, with the added bonus of the presence of a charming Southwold beach hut at the top of the garden.

Peasenhall is a highly desirable village, conveniently located along the Yoxford to Stowmarket road. It offers a range of shops in its centre as well as a primary school. The nearby A12 provides easy access to Great Yarmouth and London. Should you require more extensive amenities, the market town of Saxmundham, just five miles away, offers a variety of shops including a supermarket and a railway station with direct connections to London Liverpool Street via Ipswich.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band D

Local Authority
East Suffolk

Council Tax Band D

EPC Rating F



TOTAL FLOOR AREA: 1813 sq.ft. (168.4 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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