

William
Cottage The Street
Metfield
IP20 0LB



William Cottage The Street

Guide Price £375,000

The gorgeous cottage with an annex...

Situated in the heart of Metfield, William Cottage presents a stunning Georgian brick & flint cottage, once the village's ale house until 1939. Boasting two spacious double bedrooms, this remarkable property also features a self-contained annexe/studio perfect for various purposes.

Upon entering the cottage, you are greeted by an entrance porch adorned with exposed flint walls and floor bricks. The main living area consists of a bright dual-aspect lounge/dining room exuding character with its exposed beams, sash windows, and a cosy wood burner. The kitchen/breakfast room, another delightful dual-aspect space, offers ample cabinet and worktop space complemented by modern appliances and a breakfast bar for two.

Ascending the stairs, you'll find a quaint galleried landing leading to the generously sized bedrooms, each featuring unique views and charming details. The sleek modern bathroom adds a touch of contemporary elegance with its stylish fixtures and exposed timbers.

Outside, the property unfolds into a charming courtyard garden, leading to the annexe, which has recently had the roof replaced and insulated, new wiring, a new shower room and a kitchenette installed, and is characterised by high vaulted ceilings and exposed roof timbers. The annexe comprises a kitchenette, a stylish shower room, and a multi-functional lounge/bedroom/diner with French doors to the picturesque garden. Great additional accommodation, holiday let or home office/studio.

Metfield Village offers a welcoming atmosphere with convenient amenities such as a cafe, village hall, and a shop. Positioned equidistant between Halesworth and Harleston, both historic market towns and both just 15 minutes away by car, this property ensures easy access to various facilities.

Whether as a permanent residence or a holiday let, William Cottage and its annexe present a unique opportunity for versatile living arrangements.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority

Mid Suffolk

Council Tax Band B

EPC Rating E

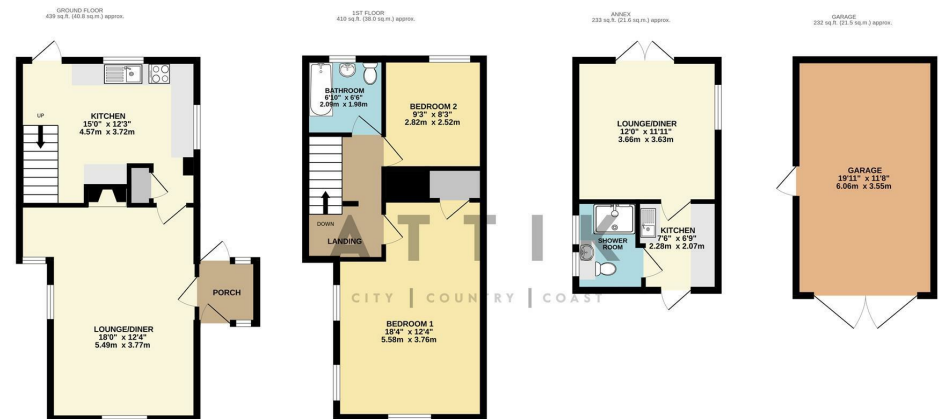


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TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx.

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. The 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 is given as to their operability or efficiency can be given.

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