

William  
Cottage The Street  
Metfield  
IP20 0LB



# William Cottage The Street

## Guide Price £375,000

### The gorgeous cottage with garden room...

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 useful games room/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 newly installed NEFF appliances including 800mm induction hob, electric oven and dishwasher, along with 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. Additionally, the central heating has a wifi-controlled NEST thermostat system that remotely programmes heating and hot water.

Outside, the property unfolds into a charming courtyard garden, leading to the garden room, which has recently had the roof replaced and insulated, new wiring, upgrade of laundry room with new replacement boiler and sanitary ware installed, and is characterised by high vaulted ceilings and exposed roof timbers. This space comprises a laundry room, a stylish shower room, and a multi-functional lounge/bedroom 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 garden room present a unique opportunity for versatile living arrangements.

### Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band B

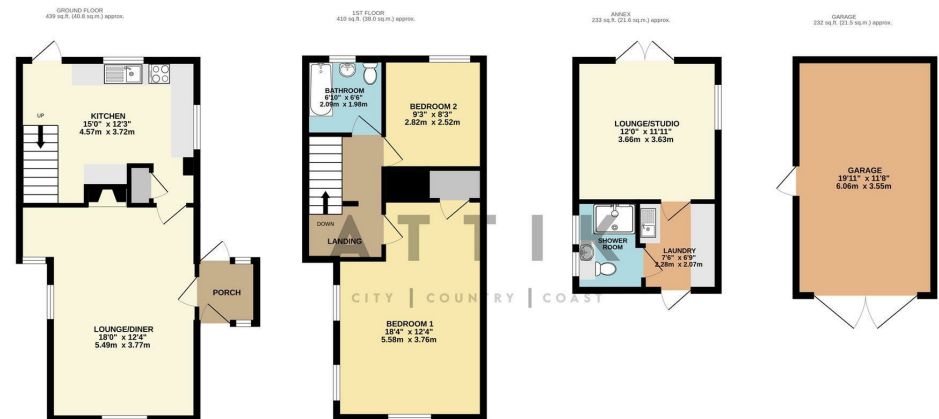
All light fittings in both the cottage and annexe were newly installed two years ago when the property was rewired and will remain.

Local Authority

Mid Suffolk

Council Tax Band B

EPC Rating E



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 as to their operability or efficiency can be given.

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