

Squires The Street
Metfield
Harleston
IP20 0LA



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Squires The Street

Guide Price £650,000

The gorgeous early 18th century home...

Nestled in the heart of Metfield, Squires is an impressive Grade II Listed residence dating back to the early 18th century, circa 1700. This remarkably spacious three-storey property offers an extensive 2,232 square feet of living space, previously serving as a shop, and is ideally positioned at the edge of the village green, directly opposite the church.

The ground floor boasts a gracious entrance, welcoming you with its elegant tiled flooring and ample space for coats and shoes. To the left, a versatile room can serve various purposes, whether as an office, an additional sitting room, or a fourth bedroom. The large windows provide lovely views, and there's a delightful fireplace that adds warmth to the atmosphere.

Continuing through, the property features a beautifully designed sitting room, enhanced by a stunning wood burner and an inviting inglenook fireplace. The dining room, which was once the original kitchen, offers a serene view of the back garden. Modern enhancements include a utility room and a refreshing shower room, tastefully designed with quality fixtures. The well-appointed kitchen/breakfast room showcases a classic four-oven Aga in a soothing duck egg blue, with additional built-in storage and an island for culinary enthusiasts. Natural light floods the room through generous windows, making it the perfect space for both cooking and socialising.

Moving to the first floor, you'll find a spacious landing leading to the master bedroom, boasting bright, airy dimensions along with a beautifully finished ensuite featuring a clawfoot slipper bathtub. There are two more sizable bedrooms on this level, each offering unique features such as fireplaces and ample storage options, enhancing both functionality and character.

The attic provides two further good-sized rooms, currently utilised for storage but offering great potential for personalisation. There are additional cupboard stairs (above the kitchen) which lead to a further room which is shelved out and suitable for a home office or bedroom. Throughout the property, original beams and architectural details create an authentic sense of history.

Externally, Squires presents wonderful kerb appeal with its traditional facade, complemented by a mature garden that features a lawn, decorative shrubs, and a charming summer house. The properties' garden allows for a peaceful retreat while still being centrally located.

This exquisite home truly offers a harmonious blend of historic charm with modern convenience, perfect for family living or as a versatile space for entertaining. With its enviable village location and ample accommodation, Squires is a unique gem in Metfield.

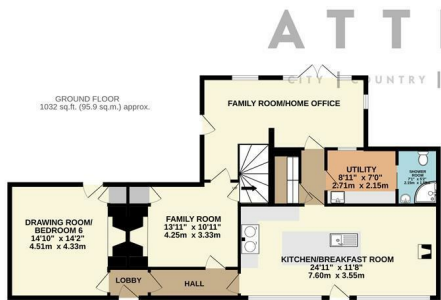
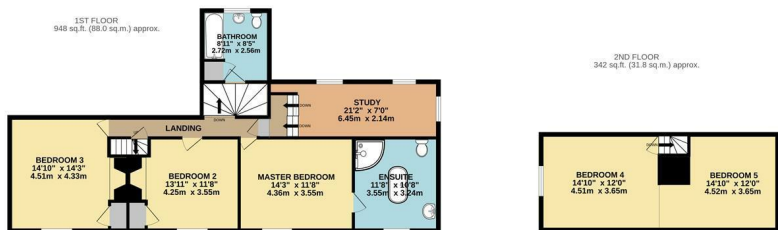
Agents notes...

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

Local Authority
East Suffolk

Council Tax Band E

EPC Rating



TOTAL FLOOR AREA: 2322 sq. ft. (215.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 is given to their operability or efficiency can be given.

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