

School
Cottage The Street
Heveningham
IP19 0DZ



ATTIK
CITY | COUNTRY | COAST

School Cottage The Street

Guide Price £325,000

The deceptively spacious period cottage...

Nestled in the picturesque village of Heveningham, School Cottage offers a delightful blend of character and modern living. This inviting property features a distinctive stable door leading into a welcoming hallway adorned with exposed brickwork and timbers, complemented by spacious quarry tiles underfoot.

The ground floor boasts a generous lounge area, filled with natural light from a quaint bay window. Its high ceilings, covered in exposed beams, coupled with an impressive exposed brick fireplace complete with a wood burner, create a warm and inviting atmosphere. Adjacent to the lounge is a versatile dining room, perfect for family gatherings, with French doors that open onto the private courtyard garden.

A convenient downstairs shower room enhances the practicality of the home, featuring modern fittings and maintaining the overall sense of spaciousness.

The bespoke kitchen is a true highlight, featuring hand-crafted cabinets with pine worktops, a Smeg electric cooker with gas hob, and ample storage. A spacious utility/boot room further complements the home, providing easy access to the serene rear garden.

Upstairs, the property offers three well-proportioned double bedrooms, each adorned with exposed beams and lovely views of the surrounding countryside, including vistas over Heveningham Hall estate and farmland. The modern bathroom, with dual aspects for added light, is perfect for relaxation.

Outside, the private courtyard garden is an ideal space for outdoor entertaining, along with an additional garden area filled with ornamental planting and a sizeable shed, perfect for storage or a workshop. Behind that is a sizeable single off-road parking space.

Heveningham village itself is renowned for its community spirit, featuring a playground and the allotments just opposite the cottage, as well as the historic Heveningham Hall nearby. Surrounded by stunning countryside, this location offers a perfect blend of rural tranquility with easy access to local amenities.

School Cottage is not just a home, but a retreat that embodies the essence of village life, providing a unique opportunity for families and individuals seeking a peaceful yet connected lifestyle.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band C prior to being a full-time holiday let

Local Authority
East Suffolk

Council Tax Band Exempt

EPC Rating E

