



Post Office Cottage, Monk Soham, Suffolk



POST OFFICE COTTAGE is an 18th Century cottage with newer extensions. It was previously the Monk Soham Village Post Office and now makes a delightful four bedroom family home set in just under an acre (sts). Period features and newer extensions make up this characterful house with a wraparound garden and tranquil countryside views from all aspects.

LOCATION Post Office Cottage enjoys a wonderful setting on a quiet country lane with magnificent far-reaching panoramic views over the surrounding countryside within the Parish of Monk Soham. Monk Soham is equally distanced between the market towns of Debenham and Framlingham. Framlingham is just over 5 miles away and is well known for its twelfth century castle and church, the Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Debenham is about 4 miles away and is a delightful market town with pubs, shops and cafes with a Co-op supermarket. It has a primary school and Debenham High School, a well respected secondary school. The nearest train station is in Diss which is 25 minutes by car, approx. 12 miles away with the county town of Ipswich just over 30 mins by car and has a train station, both stations offering a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 12 miles away and is easily accessible by car.



POST OFFICE COTTAGE - INTERIOR A front door to the centre of the property welcomes you into the entrance hall with wood floors and access through to the study at the rear of the house with French doors onto the garden. There is also a WC with basin and window and two storage cupboards. From the hallway there is access to both sides of the house with the stairs rising to the first floor. To the right of the hallway is the dining room. A traditional room with beams and windows to both the front and rear and an imposing fireplace to one end. The dining room flows directly into the kitchen through an area of exposed studwork into the breakfast area. White modern fitted units with pale grey quartz worktop give a light bright finish to the room. There are white high gloss base units with inset induction hob with double oven below and a sink unit overlooking the garden. The kitchen/breakfast room also benefits from windows to both front and back. The large utility room is part of the new extension and is accessed directly from the kitchen which provides ample space for appliances and storage or could be utilised into a larger kitchen (stpp). A ceramic sink unit on a range of cream wood fronted base units with space for washing machine and tumble dryer. Velux windows make this another bright room. A period pine stable door leads from the kitchen into the pretty garden room with access directly onto the patio and garden beyond. To the left of the hallway is an extremely spacious living room running from front to back of the house with French doors onto the patio and garden. Some exposed beams give it character and a large chimney breast with wood burning stove sits in the middle of the room.

First floor accommodation comprises the principal bedroom suite with original floorboards, which run from the landing. The master bedroom, with stunning views from the front windows, runs through into a dressing area with extensive built in wardrobes and a luxury en-suite bathroom with a free-standing bath and large walk-in shower unit and windows over the rear garden. There is a pretty double bedroom to the front of the property with exposed beams and a larger double bedroom which has built in storage area and benefits from its own shower cubicle, a step rises to the bed area with window to the front. A smaller double bedroom is situated in the newer part to the rear as well as the family shower room which is adjacent. This modern room has a large walk in shower with heated towel rail, inset basin, wc and Velux windows giving plenty of light.



POST OFFICE COTTAGE – EXTERIOR The cottage sits back from the road in the centre of a plot of just under an acre. To the front of the property is a shingle driveway providing ample parking space, a cart lodge and garage to the side. The front garden is mainly laid to lawn with a central pathway and shrubbery borders. Extensive outbuildings which are currently used for storage and a further parking area.

The rear garden is also mainly laid to lawn with an array of mature trees, there is a terrace leading off the garden room. The gardens look onto the surrounding countryside, and the property has a quiet rural feel. To the side of the property is a feature pond. The oil tank and outside boiler are both situated to this side of the house with a path leading back to the front garden.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

Tax Band: F

EPC: D

Postcode: IP13 7EX

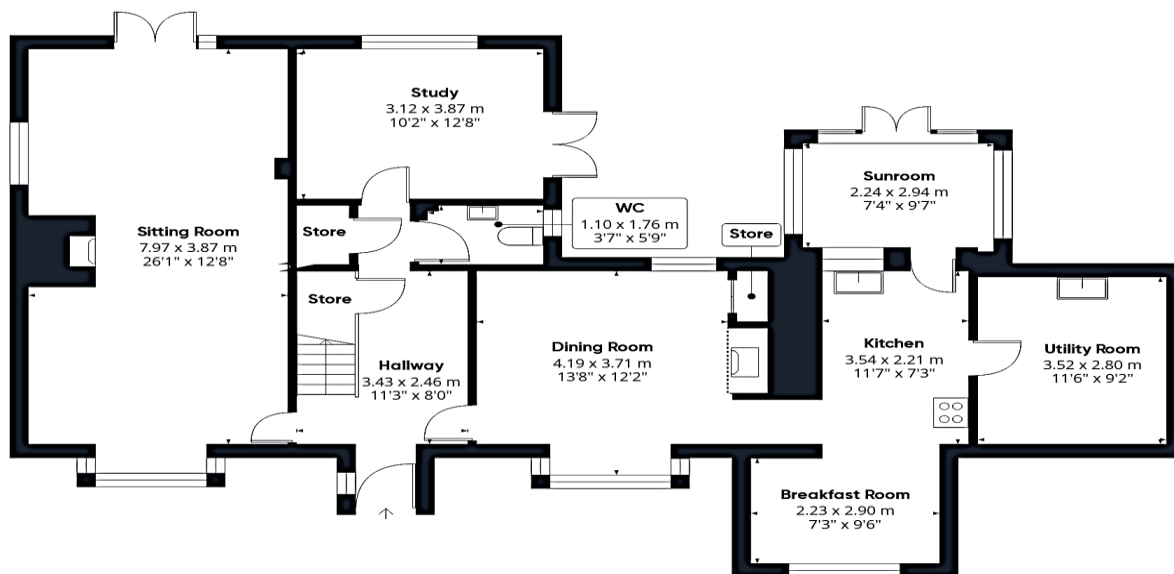
SERVICES: Oil fired central heating with woodburner to sitting room. Mains electricity and water, Mantair treatment plant and double glazed throughout.

FIXTURES & FITTINGS: All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

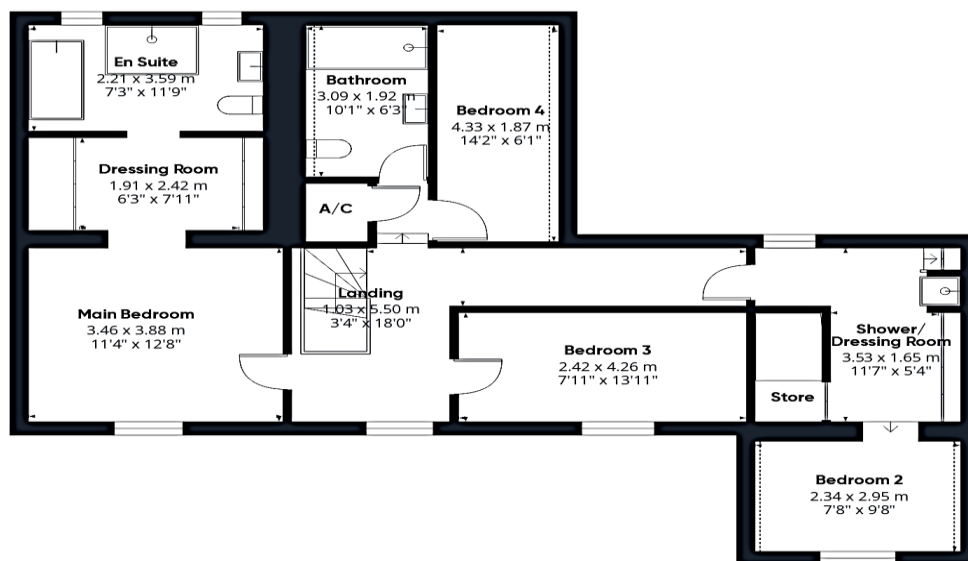
AGENTS NOTES: The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Floor 0



Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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