



Flaxen Cottage, Heveningham, Suffolk



Character two bedroom cottage located in the highly regarded village of Heveningham. This lovingly restored cottage is full of period charm and original features. It is immaculately presented throughout and offers two double bedrooms, three reception rooms, rear garden and delightful views of Heveningham church.

Location: Flaxen cottage is located in the centre of the village of Heveningham. The village is well known locally for its association with Heveningham Hall and lies approximately 5 miles from the popular market town of Halesworth. Halesworth includes a Co-operative supermarket, doctors' surgery, library, many individual shops, Barclays bank, pubs, restaurants, as well as a railway station with regular services to Ipswich and onto London's Liverpool Street station. It also boasts The Cut where they hold various theatre and arts shows throughout the year. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich is just 13 miles away. The historic market town of Framlingham is approximately 8 miles to the south.



- Character Cottage
- 2 Double Bedrooms
- Immaculately Presented
- Period Features
- Sitting Room & Sun Room
- Fully Fitted Kitchen
- Idyllic Panorama
- Parking
- Garden
- NO ONWARD CHAIN

FLAXEN COTTAGE - INTERIOR: The front door leads you into the entrance lobby with a built in bench seat, stone tiled floor and space for coats to hang. A charming period door with bespoke inset stained glass window leads into the kitchen. The kitchen features a selection of ivory shaker style wall and base units under a wooden worktop, a window to the side of the house, traditional radiator and a tiled stone floor. There is space for a freestanding fridge, cream cooker with gas hob and extractor above, ceramic sink and integrated dishwasher.

The kitchen leads into the dining room which has exposed beam work and the tiled stone floor continues through from the kitchen. This room has a number of storage cupboards with rustic wooden doors and latches. A further door leads through to the utility room. This functional space houses the boiler, has space and plumbing for a washing machine and built in cupboards and bench for storage. At the far end is the cloakroom, with basin and wc and obscured window to the rear.

From the dining room, an archway leads through into the living room/sunroom. This later addition to the cottage benefits from windows to two sides and double doors leading out into the garden. To the front of the house is a formal sitting room with exposed beams and two windows overlooking the front garden with views beyond to Heveningham church. The sitting room has oak flooring and a wood burner set into a brick surround.

Oak stairs with stylish runner rise from the sitting room to the first floor. To the front of the cottage is the main bedroom. This charming room features oak flooring, generous fitted wardrobes to one wall and a window with views of the church. The second bedroom is also a double room with oak flooring and window overlooking the rear garden. The stylish bathroom has a bespoke, wide shower set into the eaves, basin with a vanity unit below and wc.



FLAXEN COTTAGE - EXTERIOR: The front garden is enclosed by iron railings. Steps lead to the front door and the front garden is a mass of lavender and roses. A side gate allows access along the side of the house and into the back garden.

The rear garden has a brick paved patio which leads around to the side of the house and a path leads to the shed. The shed has power and light connected. There is a central lawn with cottage style planted borders at the far edge and far side. At the end of the garden is a wooden shed, brick wood- store and the discreetly positioned oil tank. The brick paving to the side of the house leads through to the front garden. There is an outside tap and storage for Calor gas bottles.

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

LOCAL AUTHORITY East Suffolk

Tax Band: B

EPC:

Postcode: IP19 0EP

SERVICES: Mains electricity, water and drainage, oil fired central heating, wood burner in the sitting room. Bottled Calor gas for hob. The property benefits from oil fired central heating throughout with traditional style radiators, wooden framed double-glazed windows and wooden rustic doors with Suffolk latches.

FIXTURES AND 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.







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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

