



ST MARYS COTTAGE

HOMERSFIELD, HARLESTON, IP20 0ET



A charming 'chocolate box' Grade II Listed period cottage in an idyllic position within the picturesque village of Homersfield. It has a cottage garden leading to sweeping grounds down to the river.

The property is an utterly charming link-detached Grade II Listed thatched cottage with character in abundance. It has been a much-loved family retreat for the vendors and is located in an idyllic position on the edge of the delightful village of Homersfield with its pub, church and village green.

A path leads to the front of the property with the front door opening to the sitting room with its feature fireplace, stairs to first floor and exposed beams. Off the sitting room is an inner lobby leading to the impressive bathroom with roll-top bath. The kitchen/dining room is a delightful feature of the property with original stove and bread oven. The dining area is vaulted with feature wooden cladding to one wall. There is a very useful pantry. On the first floor are three double bedrooms with two of them interconnecting. It is considered that this could be adapted to create an impressive principal suite.

Externally, to the front of the property is a delightful cottage garden, unchanged by the passing of time and creating a charming setting for the cottage. There is a

period outbuilding with original brick built laundry copper, providing useful storage. The grounds continue with established trees leading down to an open grass area adjoining the river. We have been informed that the vendors have used this point for secluded fresh water swimming.

LOCATION

Homersfield is a quaint village situated along the Waveney River and is home to the popular Black Swan Restaurant and Public House. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, vets, schools, hotels, cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

SERVICES

Gas fired central heating. Mains drainage, water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

East Suffolk Council & Tax Band D









FLOOR PLAN

GROUND FLOOR
785 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



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