



Glebe Cottage
Monk Soham | Woodbridge | Suffolk | IP13 7ER

LOVELY LOCATION



Set on a beautifully elevated large plot, near to open countryside, this three-bedroom cottage has so much to give. A welcoming and comfortable home for many years it now offers new owners a country haven where you can put down roots, make memories and adapt the cottage to your own spec. This home provides a wonderful balance of relaxed country living with easy access to day-to-day amenities, so you can enjoy the peace and tranquility relaxing at home, but shops, schools and commuter links are all close to hand.



KEY FEATURES

- A Beautiful Three Bed Character Property
- Approximately 1.25 Acres (stms) Of Gardens, Orchards, Vegetable Plots And Woods
- Breathtaking Hillside Rural Views
- A Good Size Kitchen Diner
- Three Reception Rooms
- Large Garage And Workshop
- Parking For Multiple Vehicles
- Close To The Fantastic Village Of Debenham
- Immediate Access To Country Walks

Wonderful views are afforded from every room in this quaint home, and the current owner has enjoyed these for over 50 years with very little changing in the vista. Attracted to the cottage by its elevated location the owners bought it when it still had an outside privy! They made this their home in the 1970's, adding the bathroom, re-roofing the whole cottage and over the years have installed three sets of solar panels to keep the running costs low. They have enjoyed the shade of mature trees, spending a lot of time outside and know that the next owners will be afforded the same deep breath of country air and peacefulness of this spot.

Step Inside

The practical porch opens straight into the dual aspect drawing room and then into an internal hallway with useful cloakroom to the left, stairs to the first floor and to the right the second reception room, the living room, with a wonderful log burner. Both the drawing and living room face south making the evening light a joy here. Next along the hallway is the the kitchen, semi open planned with the breakfast room, with its east facing window which really is the perfect spot for a sunshine breakfast. The dual aspect dining room is off the breakfast room with large bay window facing east

A Home For Life

When the owners finished their improvements, they hoped this would be a home for life and it has been everything they wished for – with three reception rooms to choose from there is space all the family when they descend but also cosy corners too for when it's just you at home. The front door opens into the drawing room, known by the current owner as “the summer room”. In the heat of high season, they leave the front door open, welcome in the summer breeze and enjoy the west and south facing windows letting in light and showcasing the sunset. It is also used extensively in winter with the wonderful statement brick fireplace and wood burner, quirky alcoves and shelving spaces – such a cosy space.





KEY FEATURES

The living room has beautiful timber work and real character, offering potential to open plan with the dining room perhaps or for a children's playroom maybe – this house can grow along with your family. The formal dining room has gorgeous beams, a bay window and charming atmosphere, making it a great space for supper. The kitchen is semi open planned to the breakfast area and you can feel the love and comfort in this room. It offers scope to open out into one larger room and make it a modern family room, there really is so much versatility in the floorplan. Finally, off the hallway is a large utility room, such a practical necessity for country living with space for muddy boots and paws. The choice is yours as to how you use this flexible footprint, its ready for you to lay your own foundations for life here and love it for the next 50 years.

Exploring Upstairs

Stairs from the hallway lead to the bright wide landing area which could actually make a great working from home space. The upstairs of the cottage never feels cold in winter due to the heat radiating from the chimney breast. Two good size double rooms and a single room with stunning brick feature wall and eaves access, all share the family bathroom with bath tub as well as the shower, great for families with small children.

Step Outside

Set back from the road, separated by a traditional picket fence, the long sweeping driveway takes you to the house sitting proudly on an incline to your left with garaging and workshop ahead and plenty of parking for visitors. The land wraps around the house with plenty of scope for the next owners to make their mark, perhaps creating a terrace for alfresco dining and enjoying the gorgeous fuchsias planted so long ago but now providing a colourful display in summer. The gardens are enclosed by hawthorn hedges and picket fencing making it safe for kiddies and dogs to play and run free. With an orchard, three vegetable patches and plenty of space you can get into the "grow your own world" and create culinary delights for family and friends. The current owners grew greens that lasted the year, cultivating and then freezing and enjoyed making jams too. Chickens have always occupied the space at the top of the garden and still provide eggs today. Woodland is included in the 1.25 acre plot making this a true country paradise on your own doorstep with birdlife a plenty.





















INFORMATION



On The Doorstep

Glebe Cottage is situated in the Parish of Monk Soham which is home to the delightful St Peters Church. Just a mile away is the village of Bedfield, with its primary school and only three miles away is the village of Earl Soham with pub, butchers, deli, doctors' surgery and school, so amenities for day to day living are close by.

How Far Is It To....

Close by the historic and charming village of Debenham has a large ford, conservation area, leisure centre plus highly regarded high school as well as a small Co-Op supermarket and other shops and services. Just 6 miles away is Framlingham offering a good selection of independent shops and businesses including cafés, pubs, restaurants, hairdressers, antique shops, a travel agency and deli, the Crown Hotel and a Co-operative supermarket as well as a vets and medical centre. You are spoilt for choice with schooling including the highly regarded Sir Robert Hitcham's Primary School, Thomas Mills High School and Framlingham College some 5 miles away. For commuters, Ipswich town is just 30 minutes away providing regular train service to London's Liverpool Street station, in around an hour and of course the Suffolk heritage coastline is a short drive with Southwold and Aldeburgh a great day out by the sea.

Directions:

From Diss head southeast on the B1077 and then follow Church Street through Occold and out on to Mill Road towards Bedingfield. Follow the road through Kenton Corner on to Low Road and Glebe Cottage is up on the hill to your left.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///observers.ocean.products](http://observers.ocean.products)

Services, District Council and Tenure

Oil Fired Central Heating - Solar Panels

LPG for Hob

Mains Electricity & Water

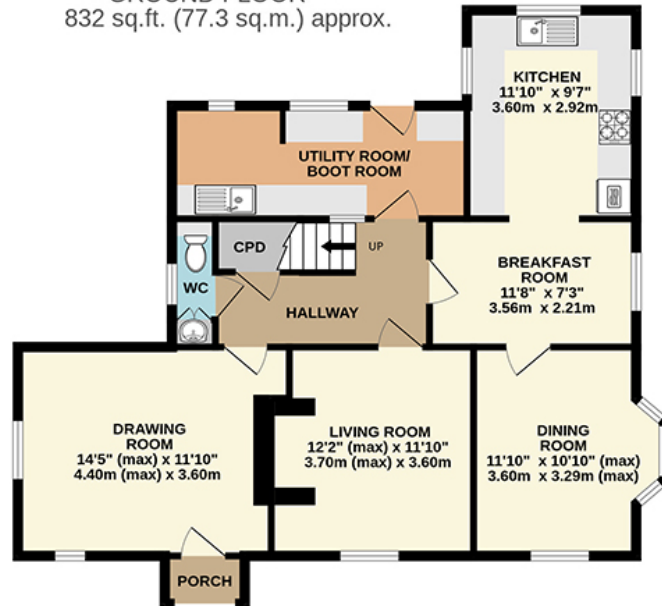
Drainage – Septic Tank

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Mid Suffolk District council – Band D - Freehold

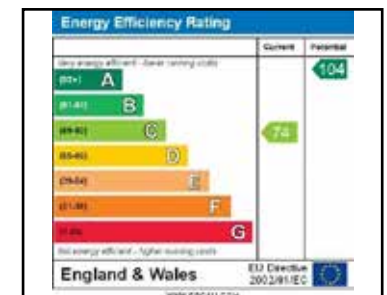
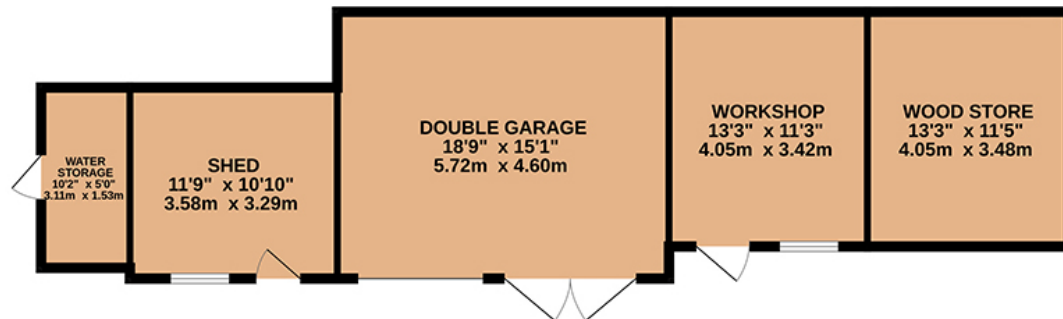
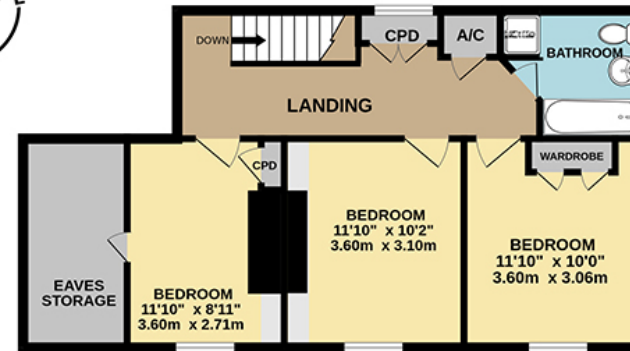
GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Accommodation: 1415 sq.ft (113.5 sq.m) - Garage/Outbuildings: 932 sq.ft (86.6 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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