



Elmore Cottage
Metfield | Harleston | Suffolk | IP20 0LA

COUNTRY VILLAGE OPPORTUNITY



Nestled in the heart of a pretty village, this delightful four-bedroom residence offers the rare opportunity to acquire a home that beautifully combines period character with everyday practicality and low maintenance outside space and is just 25 minutes from a direct train line to London. With no onward chain, this is a property ready to welcome its next custodian.



KEY FEATURES

- Pretty Village Home
- Charming Setting
- No Onward Chain
- Four Bedrooms, Two Shower Rooms
- Generous Kitchen Breakfast Room with Aga
- Oil-Fired Central Heating
- Three Reception Rooms
- Small, Enclosed Terrace Garden
- Mains Water, Electric & Drainage
- Freehold Tenure

Welcome to a piece of history - a beautiful Suffolk Pink cottage. Suffolk Pink was created by Suffolk dyers and dates back to the 14th century, where pink “paint” shades were made by adding natural ingredients to traditional limewash. Elderberries released a pretty carmine red, and some dyers would mix pig/ox blood with buttermilk to paint onto a house. Blackthorn or sloe juice was sometimes added too, to produce a more striking deep pink. This pretty pink cottage offers life in an idyllic quintessentially English village and is like a Tardis in that once inside, it opens out and surprises you with space for family life, for a multi-generational annexe or for a haven to retire to with room for visitors.

Step Inside

From the moment you step inside, this home boasts heart and heritage, with wonky walls and weathered beautiful beams and is ready to move into straight away if needed. The entrance hall, once the parlour perhaps, offers a warm welcome with cast iron wood burner set on its own plinth and makes an interesting extra reception room. The generous kitchen/breakfast room comes complete with a handsome oil-fired Aga which provides efficient central heating, blending tradition with modern comfort. The kitchen forms the heart of the home, a perfect space for family gatherings and relaxed entertaining and was a favoured space by the owner, sitting at the table enjoying the newspaper and cosy conversation. The kitchen has an external door to the terrace garden and a door to the utility room, a welcome practical addition housing a ground floor cloak room too. Also off the kitchen is the home office/study with its independent external door. The sitting/dining room has gorgeous wide wooden floorboards and a characterful brick fireplace with wood burner at one end, so inviting on a winters evening. This room could be easily zoned to provide separate dining and relaxing areas, just let your creative juices flow.

An Opportunity Not to Be Missed

Homes of this character, in such a desirable village setting, are increasingly rare. Whether you seek a peaceful countryside retreat, a family home full of charm, or an investment in lifestyle and location — this property represents an exceptional opportunity. With no onward chain the property allows for investors and families alike to either move straight in, or to renovate at your own pace, using the home exactly as it is, a peaceful space in which to absorb village life, or to repurpose rooms for your specific requirements, subject to planning permissions of course.





KEY FEATURES

The utility room could become an ensuite for the room adjacent, currently used as an office but could be repurposed as a ground floor bedroom, or snug or perhaps a teens den. The study has its own external door so could also work as a therapy room or business office with clients coming straight in from the street and not entering the family home, or a space to 'work from home' but with some degree of separation from the main part of the house. There is opportunity here to separate the home further and provide an annexe – the study's "front door" could lead straight into a dining/sitting room, with the utility repurposed into a kitchen and shower room. Stairs from the utility room lead straight to two connecting bedrooms which could work also as a bedroom and further sitting room and the bedroom door leading to the main landing could easily be blocked up to ensure privacy, offering owner and tenant a separate and discreet coexistence. The options unfold with your imagination whether for a growing family, multi-generational lifestyles, a second home or income generation.

Exploring Upstairs

A beautiful open wooden staircase leads from the sitting room to the first floor and immediately to the right, a generous shower room and to the left the dual aspect large bedroom - a light and bright space and separate from across the landing where three further bedrooms ensure ample space for family and guests alike. Cleverly tucked off the landing and down a couple of stairs is a further shower adjacent to the peaceful back bedroom. A separate staircase leads from the utility room to a current configuration of bedroom two, with a connecting door to bedroom three – ideal for parents and a nursery or even perhaps a bedroom and an upstairs sitting room for teens longing for a little independence.

Step Outside

To the rear, a small, enclosed terrace provides privacy and tranquillity. With landscaping this would make a manageable yet charming outdoor retreat for morning coffee, evening relaxation, alfresco dining, and barbecues. For those with busy lives, or looking for a lock up and leave home, this area makes for minimal maintenance too. To the side a brick outbuilding houses the oil tank and offers space ideal for bikes and garden equipment. The side passage to the street is so convenient for oil deliveries, bringing bikes to the shed and for garden and house maintenance. There are multiple parking spaces just across along with parking next to the church, so you are never fighting for space when guests arrive.

















INFORMATION

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On The Doorstep

Metfield is a picturesque Suffolk village where residents benefit from a strong sense of community and easy access to countryside walks. The welcoming village offers a thriving community volunteer run store and a village hall running events including acoustic nights film nights and Friday night bars plus neighbouring villages Fressingfield and Harleston both offer a GP surgery. Nearby outdoor village attractions include a community orchard, Millennium Wood and the fantastic Winks Meadow, a SSSI and home to several species of orchid offering stunning displays in spring. The village allotments are well supported and for dog walkers you can stroll in any direction and be in the countryside in just five minutes.

How Far Is It To....

The market town of Harleston is a short drive with its independent shops and restaurants, Co-op supermarket, and leisure centre. Just 20 minutes away the bustling town of Halesworth has a station with easy parking and access to the Lowestoft /Ipswich connections to London. There is also a weekly Wednesday morning outdoor market, multiple eateries plus The Cut Arts Centre, a multi-purpose centre holding events throughout the year. The market town of Diss with larger supermarkets, boutique shops and The Corn Hall arts venue is easily accessible too and on the London to Norwich mainline, trains from Diss reach the capital in under 90 minutes. For beach lovers the nearest spot for sandy toes is Southwold with its pretty green and wonderful seafood stalls too.

Directions:

On entering the pretty village of on the road from Diss and Harleston, the property can be found on the right-hand side just before the impressive village church

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 [///waffle.saddens.filled](https://waffle.saddens.filled)

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

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 C– Freehold

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TOTAL FLOOR AREA (approx.)

Accommodation: 1403 sq.ft (130.3 sq.m) -

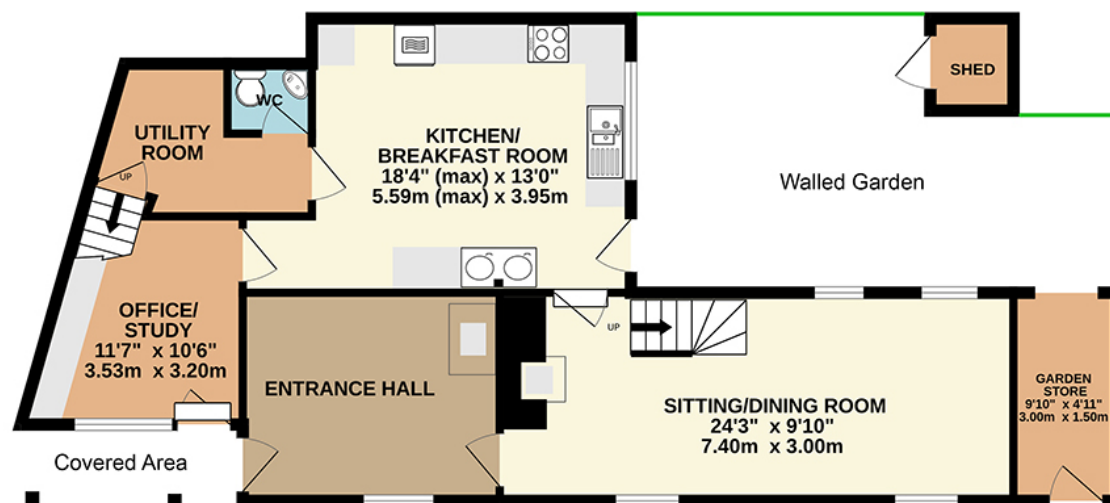
Outbuildings: 65 sq.ft (6.1 sq.m)

Measurements are approximate.

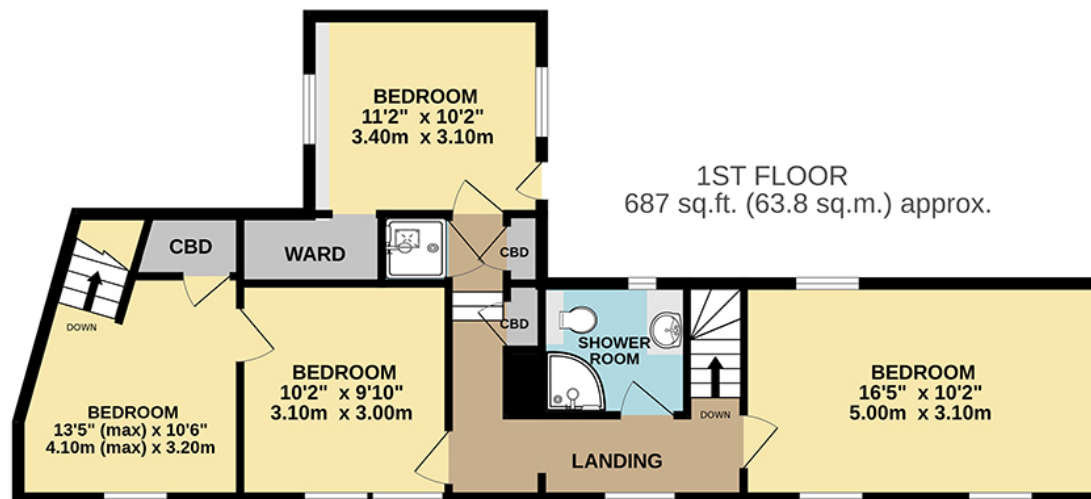
Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.

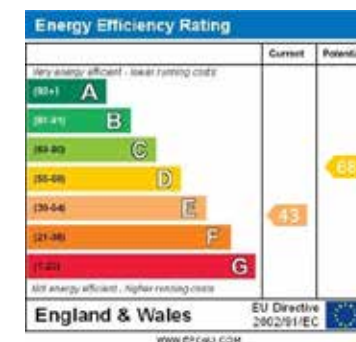
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 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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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY
FOUNDATION

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