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Brook Cottage, Hackney Road,
Peasenhall, Suffolk IP17 2HN

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Southwold - 14 miles

Darsham Station - 4 miles

Brook Cottage is a real surprise with its very generous and versatile interior, offered in excellent condition and situated in the centre of this attractive village with views to the rear over the parish church.

Accommodation comprises briefly:

- Entrance hall & Cloakroom
- Large sitting room with multi-fuel stove and snug area
- Living room with open fireplace
- Open plan Kitchen/breakfast room/family room opening into a dining room
- Utility room
- Three double bedrooms - en-suite and family bathroom
- Oak flooring throughout the ground floor
- Oil central heating
- Single garage with plenty of driveway parking
- Attractive south facing rear garden
- Walking distance to shops



The Property

The front door opens into the entrance hall which is fitted with oak flooring, then continues throughout the ground floor accommodation. A cloakroom is beside the stairs which lead to the first floor. To the front of the house are two excellent reception rooms both with fireplaces, the larger room has been fitted with a multi-fuel stove and has an additional area to the rear with French doors and deep windows overlook the garden, which could be used as an office/study or an annex. Leading off the hall to the rear is the open plan dining room, this flows into the kitchen and breakfast/family room with French doors again, overlooking the garden. The impressive kitchen with its a half-vaulted ceiling is fitted with a good range of handmade wall and base units with Iroko worktops, a built-in dishwasher and a range style electric cooker. These wonderful open plan rooms offer very light and versatile accommodation.

On the large first floor landing is a good sized airing cupboard and leading off are three double bedrooms, the main room being particularly spacious with views to the front and enjoying views to the rear over the church, an en-suite shower room has a power shower, sink and w.c. The family bathroom consists of a bath with a mixer tap and shower, w.c. and sink.



Garden

The property is accessed via a shingle driveway beside the property with plenty of parking and turning and leading to a single garage with weather boarded elevations. The well kept south facing sheltered rear garden is lawned with extensive paving. Oak sleepers on the rear boundary contain an attractive raised flower and shrub bed. There are also excellent views to the church.

Location

Peasenhall is a sought after village with a well stocked shop and Post Office, a highly regarded delicatessen (Emmett's) and a tea shop. The village hall is frequently used for various events, such as photographic competitions, yoga and film nights. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property. The medieval town of Framlingham, with its historic medieval Norman castle, is just seven miles, and the Heritage Coast, with destinations such as Aldeburgh and Southwold are approximately fourteen miles away. Darsham railway station, which links to London's Liverpool Street station via Ipswich, is only four miles.



Fixtures & Fittings

Some fixtures and fittings maybe excluded from the sale and maybe available in addition, subject to separate negotiation.

Services

Oil-fired boiler for central heating
Mains water, electric and sewerage

EPC Rating: C

Local Authority:

East Suffolk Council

Tax Band: F

Postcode: IP17 2HN

Agents Note

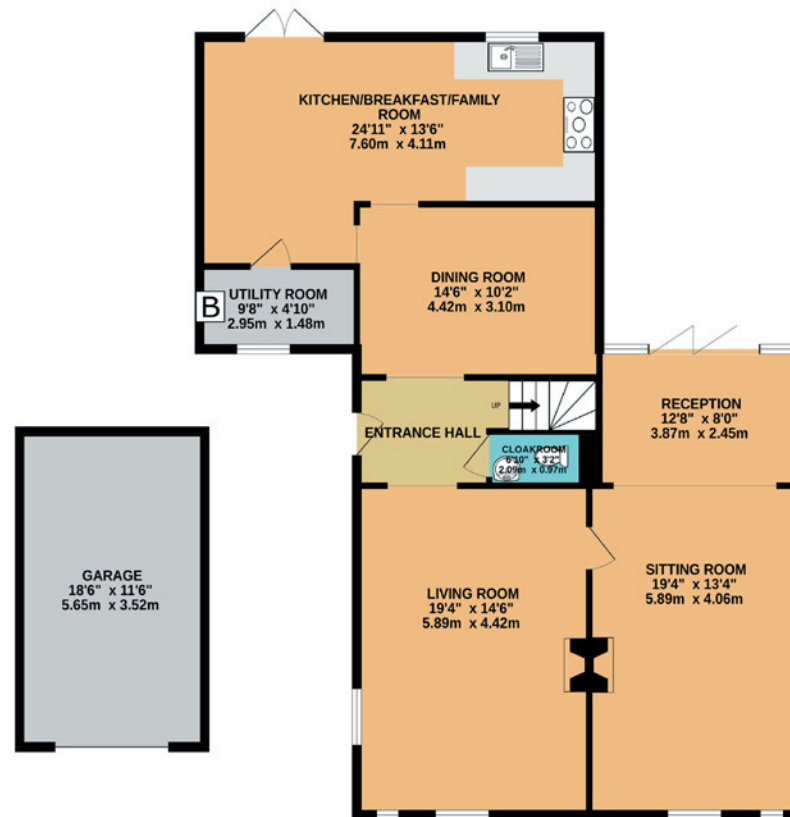
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

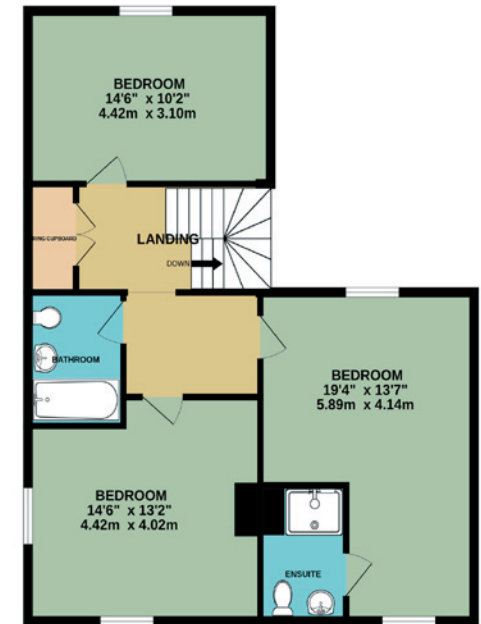
Vacant possession of the freehold will be given on completion.

Guide Price: £525,000

GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

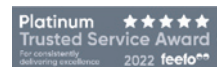
To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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