



*Honeysuckle Cottage, The Causeway, Peasenhall,  
Suffolk, IP17 2HU*



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ESTATE AGENTS







Formally two properties, Honeysuckle Cottage is a comfortable four bedroom family home, although this versatile property could easily separate again for two families or even become a home with an adjoining rental income. Situated in the centre of this idyllic Suffolk village with a good sized garden bordering open countryside.

Accommodation comprises:

- Five reception rooms
- Four bedrooms
- Kitchen with a pantry
- Utility/boot room
- Cloakroom
- Family bathroom
- Shower room
- Wood-burner and an open fire
- Good sized single garage with a workshop
- Large south facing lawned garden bordering countryside
- Oil fired central heating
- Plenty of parking
- Period features such as exposed timbers & stud-work and fireplaces
- Centre of village, close to shops
- Quirky 18th century cottage with Victorian and more recent extensions
- Offered chain free



### The Property

A door to the side of the modern extension opens into the breakfast room, a stunning double-height space with a vaulted ceiling and dual-aspect views. The kitchen, a Victorian addition, features solid wood worktops, base units, a pantry, an original cast iron bread oven, and the boiler. Next is the sitting room, a wonderful spacious light room with exposed beams and a brick fireplace, timber flooring and patio doors to the rear garden. The first set of stairs takes you to a bedroom (with access to a second bedroom) and the bathroom. The dining room, also in the original building, boasts a recently installed wood burner, another front door, exposed brick and open stud work gives access to the music room (former kitchen which could easily be re-instated) located at the rear is a cloakroom and a double-height utility/boot room. Off the music room is the second set of stairs leading to three bedrooms and a shower room. Lastly, on the ground floor, you'll find the snug, a cosy retreat with a cast iron open fireplace. Upstairs, the whole property offers four double bedrooms, each with character features such as exposed timbers and original stripped doors, the master bedroom is particularly spacious, and offers the possibility of partitioning to create a larger bathroom/shower room to provide this side of the property. One floor plans shows the properties current layout as a large family home and a second plan shows that with a few adjustments how Honeysuckle Cottage could be turned back into two, two bedroom cottages.







## Gardens

The property is set back from the High Street, situated on The Causeway, surrounded by period properties and backs onto open countryside. The cottage boasts off-road parking for several cars and a single garage with a workshop. The brickweave patio spans the width of the cottage, while the large terraced rear garden, mainly laid to lawn has sleeper steps leading up to the higher level, the rear garden enjoys a southerly aspect.

## Location

Peasenhall is a very desirable village, conveniently located along the Yoxford to Stowmarket road. It offers a range of shops in its centre as well as a primary school. The nearby A12 provides easy access to Great Yarmouth and London. The market town of Saxmundham, just five miles away, offers a variety of shops including supermarkets and a railway station with direct connections to London Liverpool Street via Ipswich.

The nearby town of Halesworth also provides many independent shops. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a thirty minute drive away.





### Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services - Oil fired central heating Mains electric, water, sewerage. EPC Rating: E

Local Authority: East Suffolk Council Tax Band: E

Agents Note - This 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 upon completion.

### Current room sizes (as one dwelling)-

#### Ground floor

Sitting room 18'3" x 10'7" (5.55m x 3.23m)

Kitchen 10'10" x 6'11" (3.30m x 2.11m)

Breakfast room 13'1" x 11'6" (3.98m x 3.51m)

Music room 9'2" x 8'7" (2.79m x 2.62m)

Dining room 13' x 8'8" (3.96m x 2.94m)

Utility/boot room 12'10" x 8'7" (3.92m x 2.11m)

Snug 12'9" x 8'4" (3.88m x 2.55m)

#### 1st floor

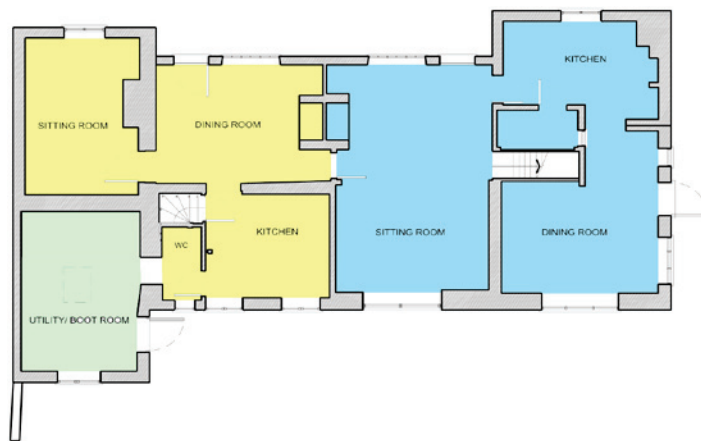
Bedroom 18'5" x 8'4" (5.62m x 2.53m)

Bedroom 11' x 10'9" (3.38m x 3.28m)

Bedroom 11'3" x 11'1" (3.44m x 3.38m)

Bedroom 12'9" x 8'7" (3.88m x 2.61m)

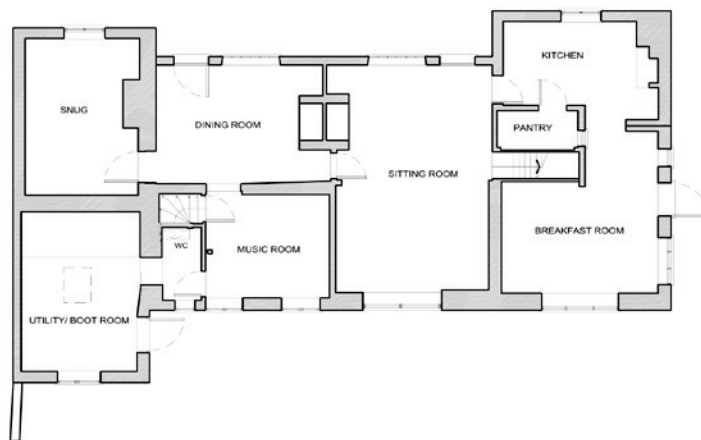
Bathroom 10'8" x 7'11" (3.26m x 2.41m)



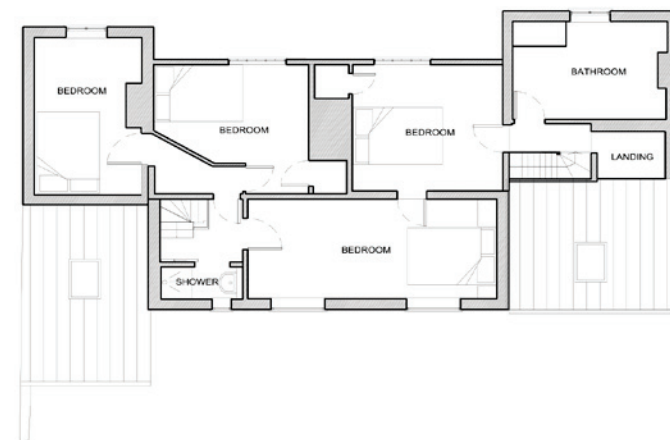
SPLIT GROUND PLAN OPTION



SPLIT FIRST FLOOR PLAN OPTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Guide price £475,000

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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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