



Harleston Road, Fressingfield - IP21 5PE

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HYBRID ESTATE AGENTS



Harleston Road

Fressingfield, Eye

NO CHAIN! A RARE OPPORTUNITY to acquire this CHARMING, GRADE II LISTED PERIOD COTTAGE, offered with NO ONWARD CHAIN, set in a PROMINENT AND SOUGHT AFTER VILLAGE LOCATION. This BEAUTIFULLY PRESENTED DETACHED HOME offers over 1000 SQFT (stms) of versatile accommodation, thoughtfully arranged to showcase a wealth of PERIOD FEATURES throughout, including EXPOSED TIMBERS and a STUNNING INGLENOOK FIREPLACE in the welcoming SITTING ROOM. The inviting ENTRANCE HALLWAY flows effortlessly into the SPACIOUS SITTING ROOM, perfect for relaxing or entertaining, and continues to a SEPARATE DINING ROOM that is ideal for family gatherings or formal dinners. The RECENTLY RE-FITTED KITCHEN/BREAKFAST ROOM is both stylish and practical, featuring contemporary units alongside charming cottage details, making it the heart of the home (with ample space for casual dining). Completing the ground floor is a well fitted family bathroom. Upstairs, THREE AMPLE BEDROOMS accessed via two separate staircases provide comfortable retreats, with the master room benefitting from an en-suite shower room.



The property has been RE-THATCHED IN RECENT YEARS, ensuring peace of mind and enhancing the cottage's timeless appeal. Enjoy WONDERFUL VIEWS OF THE CHURCHYARD BEYOND from many rooms, creating a tranquil and picturesque outlook that changes beautifully with the seasons. The external is equally as impressive, with WRAP AROUND GARDENS providing a private oasis for relaxing, entertaining, or gardening. Mature planting and well-tended lawns offer colour and interest throughout the year, while thoughtfully positioned seating areas invite you to enjoy sunny afternoons or peaceful evenings outdoors. The property benefits from DRIVEWAY PARKING (ideal for several vehicles) and a SINGLE GARAGE also. The house would make a wonderful permanent home as well as being an ideal second home / holiday let investment.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Grade II Listed Period Cottage
- Beautifully Presented Accommodation over 1000 SQFT (stms)
- Sitting Room With Inglenook & Separate Dining Room
- Recently Re-Fitted Kitchen/Breakfast Room
- Three Ample Bedrooms & Two Bathrooms
- Prominent & Sought After Village Location
- Wrap Around Gardens, Driveway Parking & Single Garage



The property is located in the desirable village of Fressingfield, close to the town of Harleston. The village has two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent Village Shop and fine Church of St Peter and St Paul. The Village also benefits from a primary school and medical centre and arts centre. Fressingfield is situated 12 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.

SETTING THE SCENE

Approached on the corner of both Harleston Road & Cratfield Road there is a hard standing driveway providing off road parking for multiple vehicles leading to a single garage. There is gated access to the front gardens with a pathway leading to the main entrance door to the front.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front the entrance hallway can be found with tiled floor and space and hanging for coats and boots. A fabulous dining room overlooks the rear garden and churchyard with stable door leading out as well as wooden floor and a second staircase to the third bedroom. An attractive downstairs bathroom offers panelled walls and travertine tiled floor with a 4 piece white suite with double-ended bath and separate shower cubicle, w/c and hand wash basin. An impressive kitchen/breakfast room enjoys a dual aspect to side and rear and offers ample space for table and chairs. Fitted with an excellent range of painted wall and base level units with granite worktops over as well as AEG electric oven with 4 ring hob and extractor hood over, double Belfast sink with mixer tap over, cupboard housing freestanding oil fired boiler and space and plumbing for all other appliances. There are impressive exposed beams and studwork and a wealth of character.

The sitting room benefits from a triple aspect to front with an inglenook fireplace and brick hearth housing a multi-fuel burning stove creating a cosy focal point as well as a plethora of exposed timbers.

A wonderful oak staircase rises to a small landing area accessing two impressive double bedrooms overlooking front and rear respectively. Both bedrooms boast exceptional exposed timberwork and original oak floorboards with the master bedroom overlooking the churchyard to the rear, benefitting from fitted wardrobes as well en-suite shower room with WC and washbasin. The third bedroom rises from the dining room with a vaulted ceiling.

FIND US

Postcode : IP21 5PE

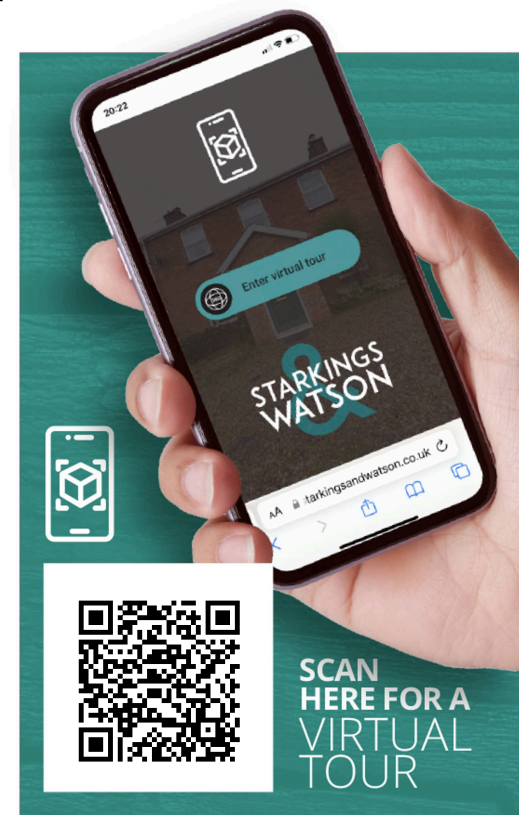
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the house is Grade II Listed.







THE GREAT OUTDOORS

The Lodge sits centrally within beautifully maintained gardens with open views over the churchyard to the rear. Enclosed by established hedging to one side and picket fencing, the pretty gardens are mainly laid to lawn with well stocked borders, pathways leading to front and rear doors and a brickweave patio creates a secluded seating area to side. Driveway parking for two cars can be found in front of the garage which in turn has power and light connected and benefits from personal door to rear.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1069 ft²

99.3 m²

Reduced headroom

158 ft²

14.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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