



BRICK KILN COTTAGE

CHRISTMAS LANE, METFIELD, HARLESTON, NORFOLK, IP20 0JY



A beautifully private Suffolk cottage offering generous, characterful accommodation, a superb sociable kitchen, and an established garden with far-reaching countryside views.

Approached via a private driveway, the cottage sits discreetly behind mature trees and established planting, with a welcoming entrance porch. The accommodation is wonderfully generous, combining two characterful reception rooms with a superb kitchen and dining room forming the heart of the home.

The kitchen is a particularly impressive space, featuring a part-vaulted ceiling, skylights, cream-painted cabinetry, timber worktops and French doors opening onto the rear garden. A utility room, cloakroom and excellent storage complete the ground floor.

Upstairs are three generous bedrooms, all with built-in wardrobes, together with a well-appointed bathroom and separate shower room. Throughout, exposed beams, timbers and brickwork retain the charm and character of this attractive Suffolk cottage.

Outside

The property enjoys a wonderfully private setting, with a gravel

driveway providing ample parking for at least three vehicles and access to the timber garage. The established rear garden features a raised entertaining terrace, broad lawns, meandering paths and colourful borders, with a nature pond, seating area, workshop and further storage sheds completing the grounds.

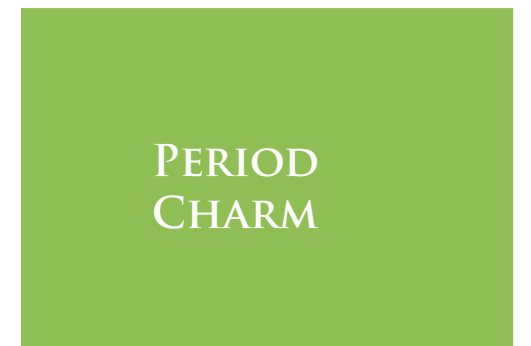
SERVICES

Oil fired central heating. Mains water and electric. Drainage via Septic Tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Tax band: D
Postcode: IP20 0JY
EPC Rating - D

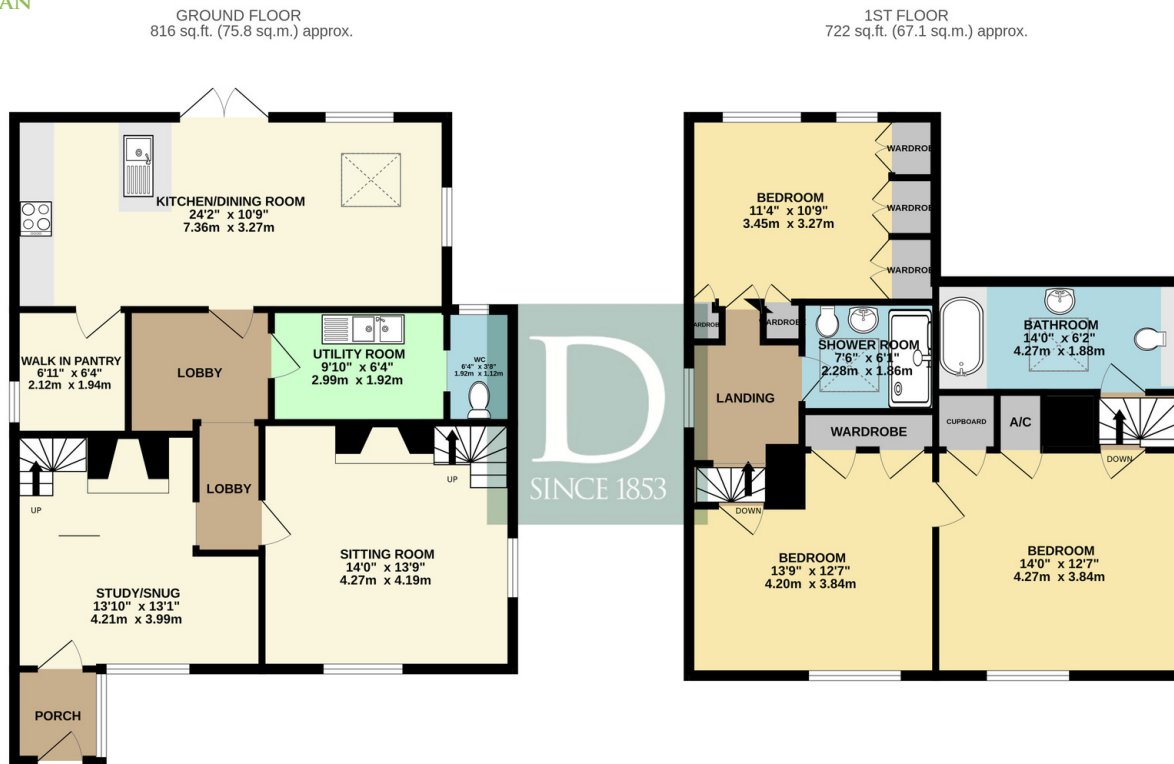








FLOOR PLAN



LOCATION

Christmas Lane is located on the edge of the much sought after Norfolk/Suffolk border village of Metfield and within walking distance of the community-run village store. Metfield is charming, located within close driving distance of the towns of Halesworth, Diss, Bungay and Harleston and as well as the shop there is an active village hall which has recently re-opened following refurbishment. Harleston is a vibrant market town, filled with historic buildings and an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss benefits from a direct train line to London Liverpool Street in 100 minutes.

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