

A close-up photograph of a black metal fence. The fence has vertical bars and decorative arched tops. A rectangular black sign is attached to the fence, featuring the text 'The Old Post Office' in a white, serif font. The background is a blurred green lawn and some buildings.

The Old Post Office

CHURCH LANE, HOMERSFIELD. IP20 0ET



A charming and superbly renovated and extended unlisted period cottage in the heart of the picturesque village of Homersfield.

The property is a charming unlisted village house, formerly the old post office. It has been the subject of a complete renovation by the current vendor including being substantially extended. It now superbly fuses period charm with modern living.

Great attention to detail has been put into the quality of the finish and how the layout seamlessly flows, creating a highly versatile and delightful home. The entrance hall is part double height with an impressive bespoke oak staircase. There is an inner hall leading to a shower room and vaulted reception room or third bedroom opening directly on to the garden. The dining room is at the heart of the house with a woodburning stove and the original staircase has been cleverly turned into a display cupboard. There is a double aspect sitting room with bay to the front and French doors to the garden. Off the dining room is a delightful vaulted galley kitchen which has been fitted with a comprehensive range of wall and base units with integrated appliances plus French doors to the garden. On the first floor is a spacious landing with a

corridor leading to both double bedrooms. The principal has an ensuite shower room and the main bathroom is superb with freestanding bath and separate shower.

The house is approached from the road via a gravel driveway providing off-road parking. There is a charming and well-stocked cottage garden to the front. To the rear is a paved terrace for alfresco entertaining, leading up to a lawn which is bordered by mature shrubs and hedging. There are two timber garden sheds.

SERVICES

Electric fired central heating. Mains drainage, water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



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FLOOR PLAN



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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.
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LOCATION

Homersfield is a quaint village situated along the Waveney River and is home to the popular Black Swan Restaurant and Public House. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities. Homersfield is also approximately 6 miles from the pretty market town of Bungay, offering further facilities. Norwich is about 19 miles to the north and Diss about 13 miles to the west with its mainline rail link to London Liverpool Street.

LOCAL AUTHORITY

East Suffolk District Council and Tax
Band D

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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