



Priory Road, Fressingfield - IP21 5PH

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HYBRID ESTATE AGENTS



Priory Road

Fressingfield, Eye

Set on a tranquil NO-THROUGH ROAD within the HIGHLY SOUGHT AFTER VILLAGE of FRESSINGFIELD, this DETACHED 19th-century COTTAGE (originally two separate dwellings) offers a rare blend of period charm and modern comfort. Having been a much loved family home for the past 15 years, the property is presented in excellent order benefitting from replacement windows, new roof, new woodburner alongside a multitude of other improvements over the years. Internally, the property extends to over 1,600 square feet (STMS), presenting generous and versatile living accommodation. The ground floor features THREE IMPRESSIVE RECEPTION ROOMS, each with characterful details and flexible usage options, ideal for both entertaining and family life. The COUNTRY STYLE KITCHEN & DINING AREA is a true focal point, complete with an AGA and a separate utility room for added convenience. On the ground floor there is also a Victorian bathroom and a useful study. Upstairs, there are THREE DOUBLE BEDROOMS and TWO SHOWER ROOMS, ensuring ample space and privacy for all residents. The cottage is beautifully presented throughout, with original features thoughtfully retained alongside tasteful modern enhancements.



Externally, the property sits within a STUNNING 0.25 ACRE PLOT (stms), surrounded by mature, wrap-around gardens that offer a sense of seclusion and tranquillity designed for year round interest and perfect for children and families. The beautifully maintained gardens include mature trees, well-tended lawns, fruit trees, roses, perennials as well as sun room, storage shed and SINGLE GARAGE. There is ample gated DRIVEWAY PARKING to the front for multiple vehicles in addition. The overall setting is enhanced by the quiet village location, with countryside walks and local amenities nearby, making this a perfect home for those seeking a blend of rural charm and convenience. This exceptional property truly offers a unique opportunity to enjoy the very best of country living in one of Suffolk's most desirable villages.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached 19th Century Cottage
- Over 1600 SQFT Internally (stms)
- Stunning 1/4 Acre Plot With Mature Wrap Around Gardens
- Three Impressive Reception Rooms
- Country Style Kitchen With Aga & Separate Utility
- Three Bedrooms & Three Bathrooms
- Quiet No-Through Road Within The Much Requested Village Of Fressingfield
- Plenty Of Driveway Parking & 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 via the quiet no-through road in the heart of the village of Fressingfield you will find a five bar gated access onto the shingled driveway providing off road parking for multiple vehicles. The driveway leads to the single garage and side log/bin store areas. To the front of the house there are very well maintained lawned gardens and mature planting as well as a shingled pathway leading to the main entrance door to the front which is partially covered with a porch.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a small entrance porch with space for coats and shoes. The main sitting room can be found first, an impressive room with exposed beams and a bright dual aspect to the front and side with a brick built fireplace housing an inset woodburner. Off the main reception space is a very useful separate study ideal for home working. Heading in the other direction is an inner hall leading to the kitchen and the snug in different directions. The snug to the front offer further character features, a dual aspect, another woodburner and the stairs to the first floor landing. Heading through to the kitchen and dining room to the rear of the cottage you will firstly find the separate utility area with useful storage and space for white goods. There is also a storage area with space for coats and shoes and access to the ground floor bathroom with bath and shower over, w/c and hand wash basin. The country style kitchen is well fitted with a range of storage and solid quartz worktops over as well as a large central island unit. There is also an Aga providing a central feature to the room also used for heating. There is a Butler style sink and integrated dishwasher as well as space for further white goods. A door can be found leading out to the garden with access also into the dining room which houses space for comfortable seating as well as a large dining table. The dining room offers lovely views of the gardens as well as double doors leading out and exposed brickwork.

Heading up to the first floor landing you will find three bedrooms, all doubles as well as two shower rooms. There is a large fitted airing cupboard off the landing also. Both the two front facing double bedrooms benefit from fitted storage. There is a family shower room which serves both these two bedrooms. A door from the landing leads to the master bedroom with its own en-suite shower room. The bedroom is a sizeable space with a dual aspect to the front and side as well as plenty of space for storage furniture.

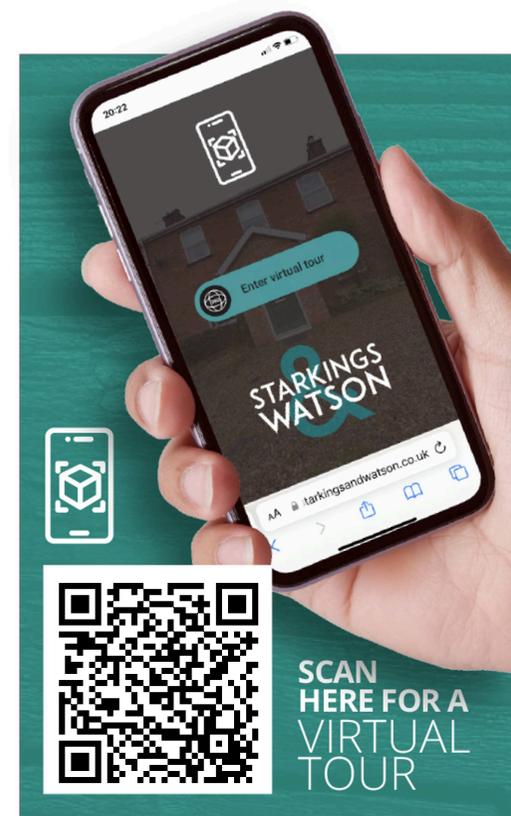
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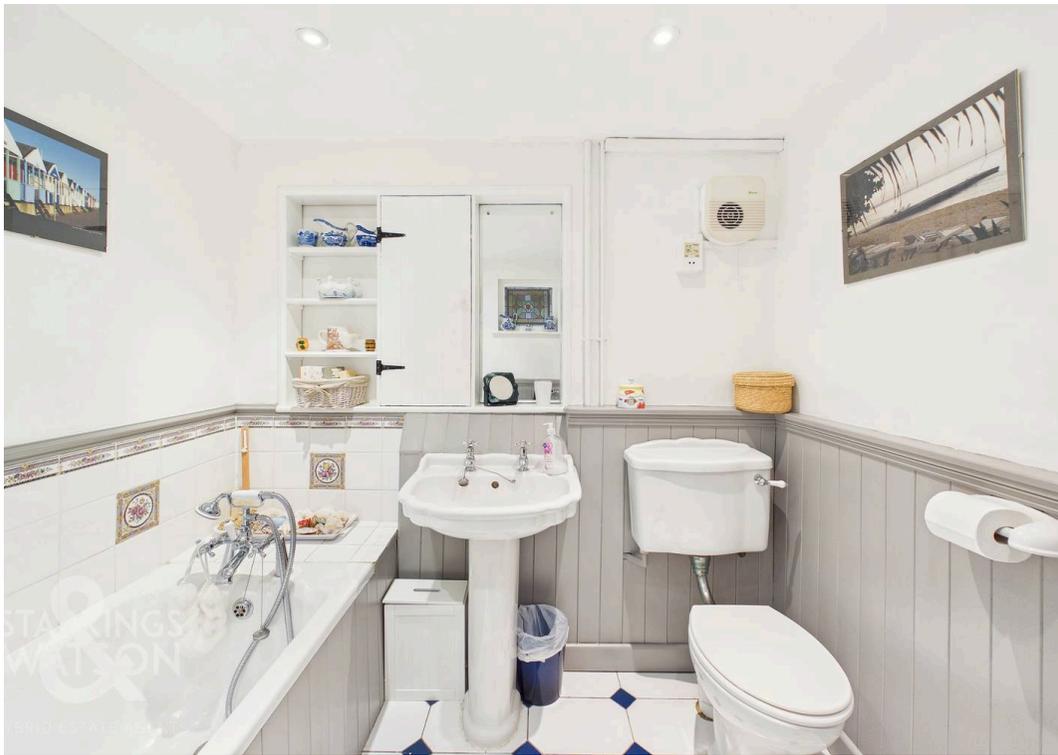
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VIRTUAL TOUR

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



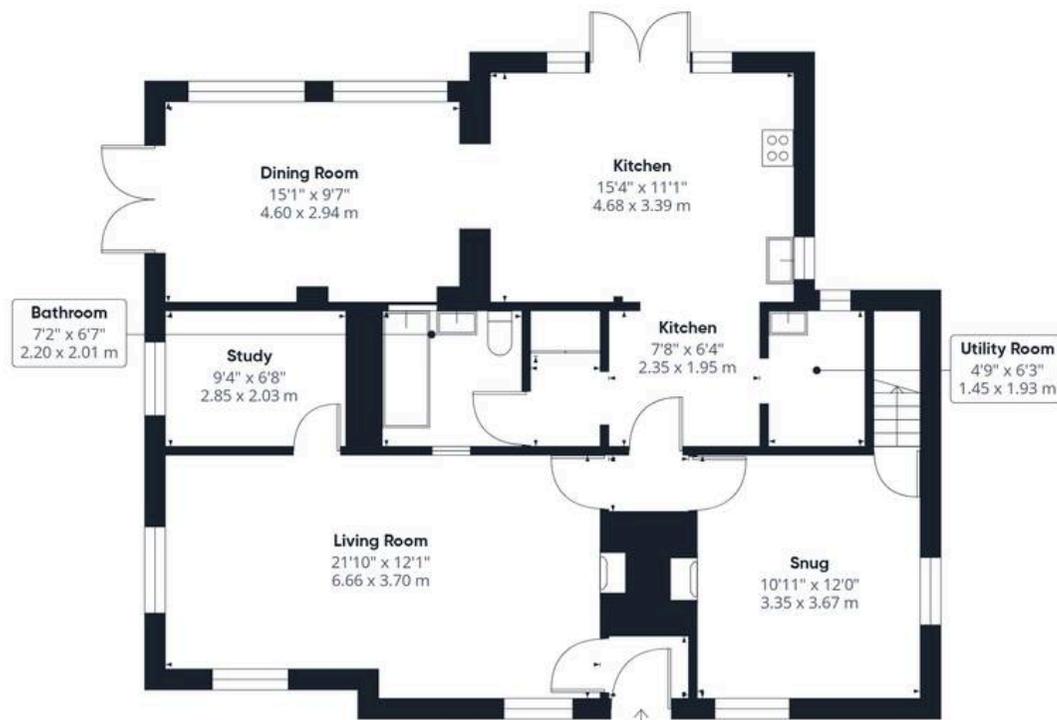




THE GREAT OUTDOORS

The total plot extends to around 0.25 acres (stms) and wraps around the cottage from the front to the rear. The stunning gardens are mostly laid to well kept lawns spanning the front, side and rear. To the rear there is a pleasant paved terrace providing the ideal spot for outside dining surrounded by well stocked flower bed borders. Within the garden there are mature trees, fruit trees, a plethora of shrubs, perennials and a wooded area. There is also a timber built sun room overlooking the garden space providing the ideal spot for an afternoon drink.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1604 ft²

149.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





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