

Church  
Cottage The Street  
Metfield  
IP20 0LA



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# Church Cottage The Street

## Guide Price £625,000

### The generous period home, inside and out...

Nestled quietly beside the church in the peaceful village of Metfield, Church Cottage is a charming and deceptively spacious detached home, set within a mature and private plot of approximately one third of an acre. This unique home has been cherished by the same couple for nearly thirty years, and now offers its next owners a rare opportunity to enjoy village life with a sense of space, privacy, and creative potential that is seldom found.

From the moment you arrive, the setting is utterly enchanting. The cottage sits proudly beside the historic village church, with views through the trees and a sense of timeless calm. A gravelled pedestrian path leads through the low-walled front garden, where climbing roses, mature shrubs and neat lawns create a picture-book first impression. There is ample off-road parking via a private driveway, with space for numerous vehicles and easy access to the extensive outbuildings at the rear.

Inside, the home is warm, welcoming and far larger than expected. The entrance hall is bright and airy, with original parquet flooring that continues through the principal reception rooms. To one side lies a cosy snug, which leads through to a light-filled kitchen and breakfast room — a sociable space with views across the rear garden and plenty of room for a small farmhouse table. Across the hall is the main sitting room, a wonderfully generous space with a large front-facing window looking out to the garden. At the rear, a separate dining room offers space for more formal entertaining and connects beautifully into the sunny conservatory, which enjoys a lovely outlook across the rear garden and seating terraces. Throughout the ground floor, the rooms are well-proportioned, full of natural light, and flow effortlessly into one another.

Upstairs, the accommodation continues to impress. There are four comfortable bedrooms in total, each offering views over the garden, church or village rooftops. The principal bedroom enjoys its own ensuite shower room, while the remaining three bedrooms are served by a well-appointed family bathroom. The layout lends itself beautifully to family life, welcoming guests, or working from home, with well-proportioned rooms that are both comfortable and full of character. The interiors are ready to enjoy as they are, while also offering the opportunity to reflect your own style, should you wish.

Outside, the gardens are an absolute delight. To the rear of the house, a storm porch leads to a lawned garden bordered by mature planting, with a wildlife pond adding to the sense of serenity. Beyond, there is a productive vegetable patch and a peaceful orchard area, barely overlooked and perfect for those seeking a more self-sufficient lifestyle. The outdoor WC and potting sheds add a touch of countryside charm, and there are numerous spots to sit, relax, and enjoy the changing seasons.

A standout feature of this property is the remarkable range of outbuildings, all tucked away discreetly at the rear of the garden. Recently used by a master carpenter, they offer an exceptional level of quality and potential. These include a large garage with up-and-over door, a workshop with an office, a spacious and well-insulated studio with natural light and office/storage space above, and a large games room with exposed beams, a wood-burning stove, and double doors opening to the garden. Whether you dream of creating a self-contained annexe, a creative or commercial workspace, or simply a place to indulge your hobbies, the possibilities here are outstanding.

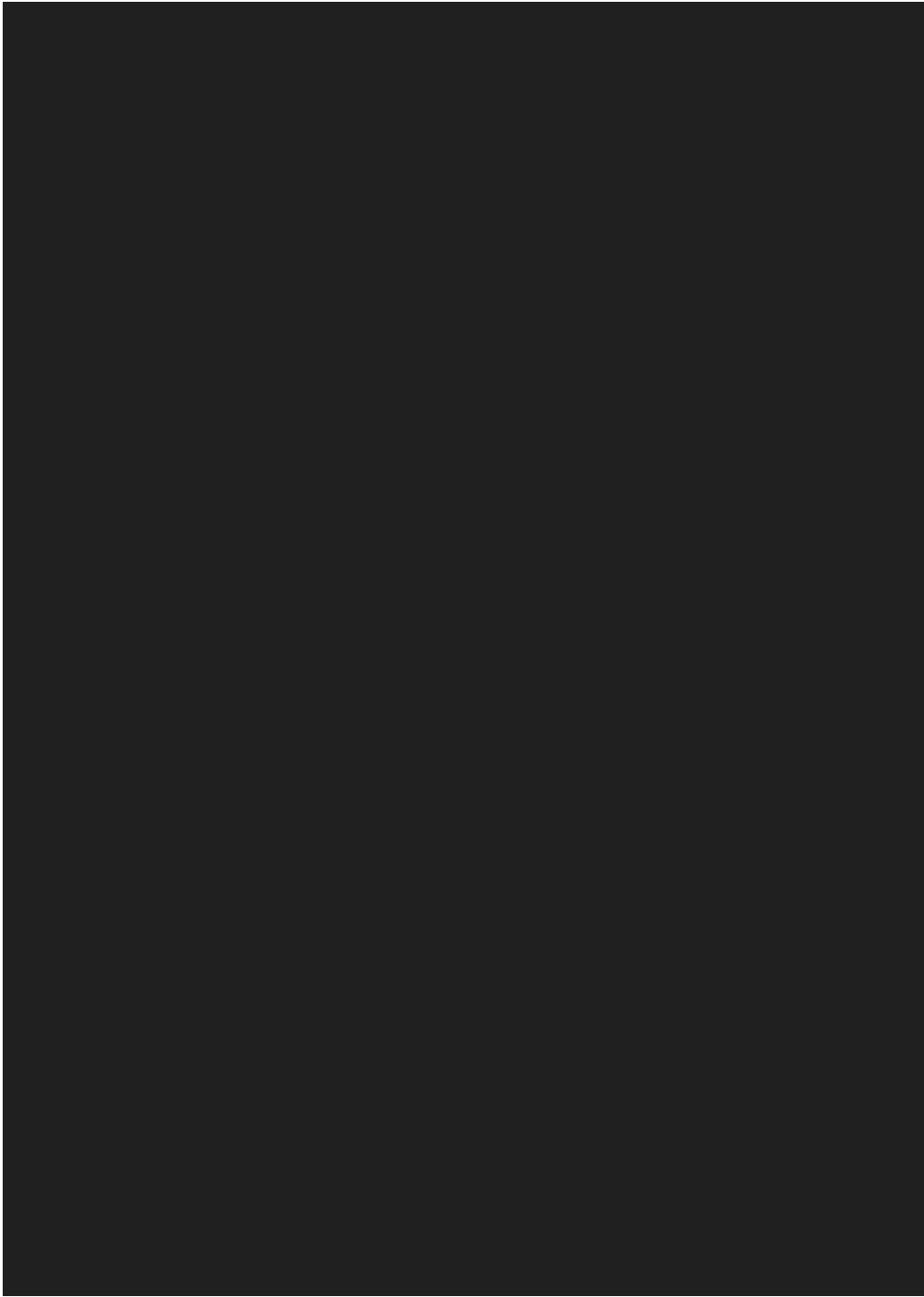
The location completes the picture. Metfield is a charming and friendly Suffolk village surrounded by beautiful countryside, with easy access to Harleston, Halesworth and Bungay — all bustling market towns offering independent shops, cafés, and amenities. The Suffolk coast, with its iconic destinations such as Southwold, Walberswick and Dunwich, is within comfortable reach, offering a perfect escape for beach walks, fish and chips, and weekend relaxation.

Church Cottage is a home that offers far more than first meets the eye — a beautiful blend of character, comfort, space and potential, in a setting that feels both timeless and private. Offered with no onward chain, it's ready to welcome its next chapter.

### Agents notes...

A pre-recorded walkaround tour is available for this property







TOTAL FLOOR AREA : 3021 sq.ft. (280.6 sq.m.) approx.

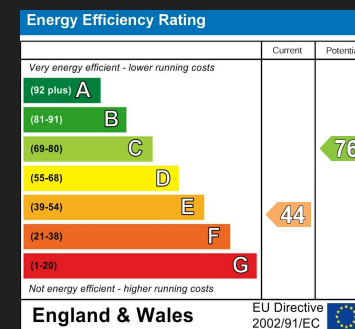
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Local Authority  
Mid Suffolk

Council Tax Band  
E

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Halesworth Office Sales  
ATTIK in the Attic  
The Cut New Cut  
Halesworth  
Suffolk  
IP19 8BY



Contact

01986 899532

[enquiries@attikccc.co.uk](mailto:enquiries@attikccc.co.uk)

[www.attikccc.co.uk](http://www.attikccc.co.uk)