



Blackcurrant Cottage

Fengate | Weeting | Nr Brandon | Suffolk | IP27 0QF

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Blackcurrant Cottage

Blackcurrant Cottage is a truly enchanting home, beautifully combining period character with the comfort and practicality of modern living. Occupying a tucked-away position on the rural fringes of the sought-after Norfolk village of Weeting, the property enjoys a peaceful semi-rural setting surrounded by open countryside, while remaining conveniently close to the market town of Brandon and excellent transport connections. Rebuilt on the site of a former farm cottage and thoughtfully designed to retain the original gable end wall, the home exudes warmth, charm and individuality throughout, complemented by beautifully landscaped gardens and exceptional entertaining spaces.





Step Inside

Approached beneath a tiled canopy porch, the property immediately creates a welcoming impression as you step into the reception hallway, where exposed textures, Indian sandstone flooring and carefully chosen finishes establish the cottage's inviting atmosphere. A practical boot and cloaks recess together with under-stairs storage provide everyday convenience, while the staircase with oak balustrade rises elegantly to the first floor.

The accommodation flows beautifully from the hallway into the heart of the home — a stunning open-plan kitchen and family room designed for both relaxed family life and entertaining. Here, an impressive inglenook-style fireplace with a substantial Bressemer beam and inset wood-burning stove forms a striking focal point, creating a wonderfully cosy setting during the cooler months. The kitchen itself is exceptionally well-appointed with an extensive range of shaker-style cabinetry beneath polished granite work surfaces, complemented by integrated appliances and a Rangemaster dual-fuel cooker. French doors and windows overlooking the gardens allow natural light to flood the space while seamlessly connecting the interior with the outdoor entertaining areas.

Adjoining the kitchen is an elegant dining area, centred around a charming feature fireplace with wooden mantel and enhanced by a bespoke illuminated drinks cabinet, creating a sophisticated yet relaxed environment for entertaining guests and family gatherings alike.

To the rear of the property, the garden room provides a tranquil retreat with full-height glazing and French doors opening directly onto the south-facing gardens. Exposed brick feature walls and a roof lantern enhance the sense of character and light, making this a wonderful space to enjoy throughout the seasons.

The ground floor also offers excellent versatility, including a useful study which could equally serve as a fourth bedroom for guests or home working, together with a practical utility room fitted with additional storage, laundry facilities and further work surfaces. A stylish cloakroom completes the ground-floor accommodation.

Ascending to the first floor, the sense of charm continues with sloping ceilings and thoughtfully designed spaces throughout. The principal bedroom suite is particularly impressive, enjoying a cast iron feature fireplace, fitted alcove storage and a calm, elegant atmosphere. Adjoining this space is a dedicated dressing room with fitted shelving and hanging rails, together with a beautifully appointed en-suite shower room featuring twin wash basins and a contemporary rainfall shower.

Two further bedrooms provide comfortable and characterful accommodation, both enjoying views over the surrounding setting and retaining the cottage's cosy aesthetic. These are served by a luxurious family bathroom fitted with a double-ended bath, separate tiled shower enclosure and quality fittings throughout, creating a perfect balance of style and practicality.





Step Outside

Blackcurrant Cottage is approached via a quiet private shared driveway leading from Fengate, reinforcing the property's peaceful and secluded position. Electric composite double gates open onto a generous brick-paved driveway providing extensive parking and access to the detached double garage, constructed with attractive timber cladding beneath a tiled roof. Above the garage, a versatile first-floor attic store and studio space offers excellent ancillary accommodation with potential for a variety of uses including hobbies, home working or recreation.

The gardens have been thoughtfully designed to create a private and highly enjoyable outdoor environment. Fully enclosed by a combination of walling and fencing and framed by mature poplar trees, the grounds enjoy a wonderful sense of seclusion and a sunny aspect ideal for outdoor living. Extensive paved terraces provide multiple seating and entertaining areas, while carefully planted borders, shrubs and ornamental planting soften the landscape beautifully.

A particular highlight of the property is the superb timber entertaining lodge affectionately known as "The Drunken Monkey." Full of rustic character, this impressive social space incorporates a bar and seating area together with an integrated hot tub room and covered outdoor dining terrace, creating the perfect setting for entertaining family and friends throughout the year.



Location

Weeting is a well-regarded Norfolk village offering a strong sense of community alongside excellent everyday amenities. Despite its peaceful rural surroundings, the village remains well served with a village shop and post office, Budgens supermarket with garage, public house, village hall and bowls club. Schooling is available locally at Weeting Church of England Primary School, with secondary education provided in nearby Brandon, Methwold and Mildenhall.

Rich in history and surrounded by beautiful countryside, the village is home to St Mary's Church and the atmospheric ruins of Weeting Castle, a notable Norman site with links to King Henry II. Nature lovers are particularly well catered for, with the nearby Weeting Heath National Nature Reserve renowned for its rare stone curlews and abundance of wildlife.

The property is also exceptionally well connected, with Brandon railway station providing direct services to Norwich and Cambridge, together with onward links to London. The nearby A11 and A14 offer convenient road access across East Anglia and beyond, making Blackcurrant Cottage ideally placed for those seeking rural tranquillity without sacrificing accessibility.

SERVICES

- Mains Water & Electricity is Connected.
- Private Drainage
- Oil Fired Central Heating
- Council Tax Band – F
- Energy Rating – EPC – C



Approximate total area[®]
 1796 ft²
 166.8 m²

Reduced headroom
 109 ft²
 10.2 m²



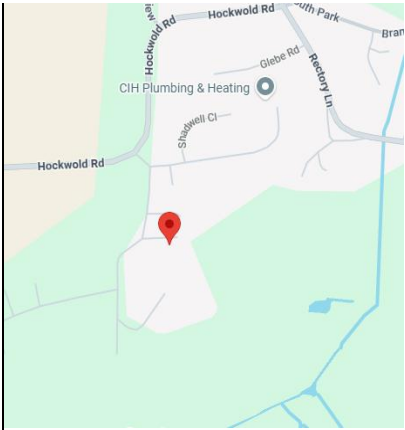
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(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.

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Agent's notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- The Stables, Summer Road, Walsham-Le-Willows, Suffolk.



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