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Honeymoon Row,
Metfield, Suffolk

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ESTATE AGENTS

We are pleased to offer **CHAIN FREE**, this exceptional character cottage presented in immaculate condition, located on the picturesque "Honeymoon Row" in the sought-after village of Metfield. The ground floor features a cosy sitting room with a wood-burning stove, a modern shower room and a fully fitted kitchen. Upstairs, there are two double bedrooms and a stylish bathroom. Externally, the home benefits from a private, enclosed rear garden. Viewing is advised to fully appreciate this charming property.

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room
- Ground Floor Shower Room
- Kitchen
- Two Double Bedrooms
- First Floor Bathroom
- Beautifully Tended Rear Garden



Property

Gated access at the side of the property leads through the beautifully tended garden to a part-glazed front door. This opens into an entrance hallway with coat hanging space, providing access to all ground floor accommodation. To the front of the property, a stunning triple-aspect drawing and dining room features double-glazed windows and French doors opening to the garden. This elegant entertaining space is centered around a brick inglenook fireplace with a tiled hearth and wood-burning stove, offering ample room for a large dining table. The walls feature hardwood half-panelling painted in Benjamin Moore tones, complemented by white painted beams, a Bressumer, and limed engineered hardwood flooring that extends into the kitchen. The downstairs shower room features underfloor heating, blue limestone floor tiles, and Hudson Reed fittings, including a vanity unit and shower, alongside a custom-built understairs cupboard. Overlooking the garden, the kitchen is fitted with Mullen pendant lighting and a range of hand-painted Benchmark units with Italian marble countertops. Integrated appliances include a fridge/freezer, dishwasher, washer/dryer, and a Neff induction hob and oven. Stairs fitted with a sisal runner and Jim Lawrence handrails lead to the first floor. The landing provides access via a ladder to a loft with 270mm insulation. Two elegant double bedrooms overlook the front and rear elevations, both featuring sisal carpets, bedside reading lights, and bespoke Shaker-style wardrobes. The upstairs bathroom is fully tiled and offers underfloor heating and comprises a bath with shower attachment, vanity unit with basin and WC.







Outside

The front door is directly accessible from the public footpath. To the rear, the cottage benefits from a fenced, fully enclosed, and sunny garden that enjoys a high degree of privacy and offers ample space for a table and chairs. The garden is laid to shingle with beautifully colorful, well-stocked borders and two attractive small trees. Additional features include a useful garden shed, an outside tap, and an electric supply.

Location

The property is located near the heart of the picturesque village of Metfield, which offers a community-run shop, a village hall with a bar, a parish church, and an active Allotment Association. The vibrant market towns of Harleston, Halesworth, and Bungay are close by. Harleston features historic buildings and an impressive array of independent shops, a doctor's surgery, a post office, a chemist, a delicatessen, and several coffee shops. For travel and commuting, the town of Diss is 10 miles away and provides railway links to London. The city of Norwich is just over 20 miles away, offering further rail connections and an airport. Additionally, the Suffolk coastline, including the beaches of Southwold and Walberswick, is within easy driving distance at approximately 16 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric Electrorad radiators. All mains electric, water and drainage.

Energy Rating: E

Local Authority:

Mid-Suffolk District Council

Tax Band: B

Postcode: IP20 0LB

What3Words: ///revision.increases.interest

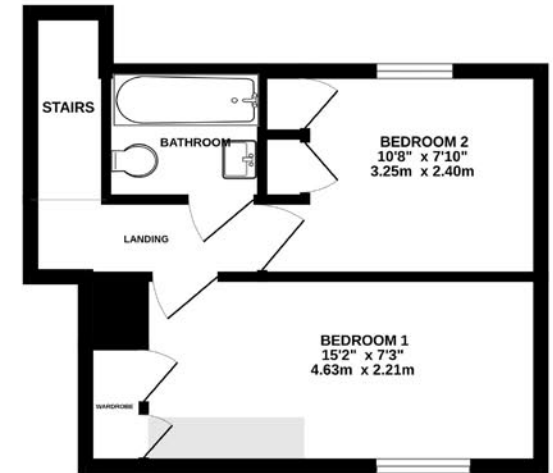
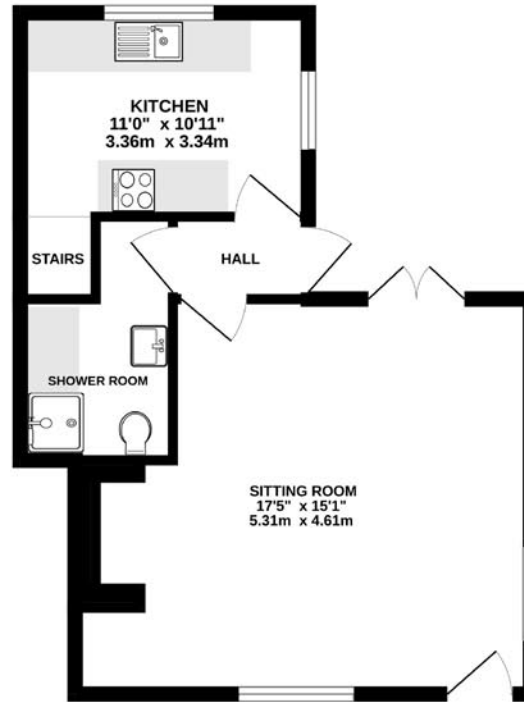
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £300,000



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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