



Hill House  
Brussels Green | Darsham | Suffolk | IP17 3RN

# CHARACTER REIMAGINED



This is a rare opportunity to acquire a beautifully reimagined period cottage, thoughtfully formed from two former dwellings and now offering a seamless and versatile living environment.

Set within the peaceful village of Darsham, the property enjoys a wonderful sense of privacy, framed by far-reaching views across open farmland that define the setting and create a calm, rural backdrop to daily life.



# KEY FEATURES

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- A Beautifully Renovated Period Cottage formed from Two Former Dwellings
- Flexible Layout offering Three or Four Bedrooms
- Self-Contained Annexe with Private Access
- Stunning Countryside Views to both Front and Rear
- Light-Filled Interiors with a Natural, Free-Flowing Layout
- Character Features including a Charming Aga
- Wrap-Around Garden with Elevated Decking Terrace
- Driveway providing Parking for up to Four Vehicles
- Sought-After Village Setting close to the Suffolk Heritage Coast
- The Accommodation extends to 1,685sq.ft
- Energy Rating: TBA

From the moment you arrive, there is a clear sense of quality and care in the way the home has been updated. The interiors are bright and welcoming, with natural light flowing effortlessly throughout the ground floor. The layout has been designed to feel both open and practical, with each space connecting intuitively to the next, creating a home that is equally suited to family living and relaxed entertaining.

## Versatility and Thoughtful Design

One of the defining features of Hill House is its flexibility. The accommodation can be configured as either a three or four bedroom home, depending on individual needs, with additional living space provided by a self-contained annexe. This annexe benefits from its own private access and shower room, making it ideal for multigenerational living, guest accommodation, or as a dedicated studio or workspace.





# KEY FEATURES

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## Hub Of The Home

The kitchen sits at the heart of the home and offers both character and practicality, complemented by the presence of a traditional Aga that enhances the overall warmth and charm. Adjacent living spaces provide comfortable areas for both formal and informal use, while the snug offers a quieter retreat, perfect for reading or unwinding at the end of the day.

## Gardens and Surroundings

Externally, the property continues to impress. The wrap-around garden provides a variety of spaces to enjoy throughout the day, with a decked terrace positioned to take full advantage of the views and evening light. Whether hosting guests or simply enjoying the peaceful surroundings, the outdoor areas feel both private and expansive.

## Providing Potential

A separate outbuilding offers additional storage or potential for further use, while the driveway provides parking for multiple vehicles. The setting itself is one of the property's greatest assets, with uninterrupted countryside views to both the front and rear, reinforcing the sense of rural seclusion while remaining well connected.









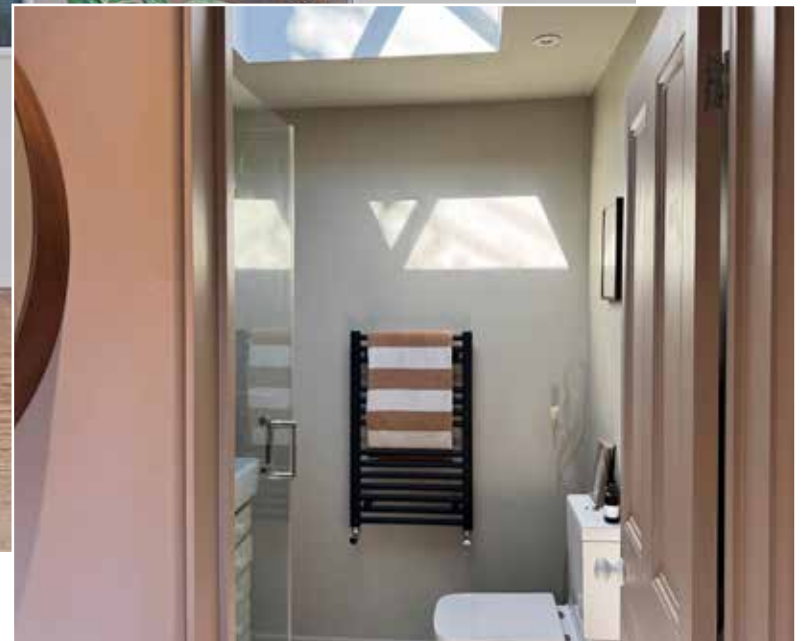
















# INFORMATION

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## On The Doorstep

Darsham is a charming and well-regarded Suffolk village, known for its strong sense of community and beautiful rural surroundings. The village hall hosts a variety of local events, while the nearby Fox pub is within easy walking distance and offers a welcoming atmosphere. A short drive leads to the popular Pinch farm shop and bakery in Kelsale, as well as The Crown in Westleton. The Suffolk Heritage Coast is easily accessible, with Dunwich, Southwold, Aldeburgh and Walberswick all within comfortable reach. For nature lovers, the renowned RSPB Minsmere reserve offers exceptional walking and wildlife experiences. The area is also known for its dark skies, providing stunning stargazing opportunities.

## How Far Is It To?

Saxmundham: approx. 5 miles

Southwold: approx. 10 miles

Aldeburgh: approx. 11 miles

Dunwich: approx. 6 miles

Darsham Railway Station: approx. 1 mile

Saxmundham Railway Station: approx. 5 miles - Both Darsham and Saxmundham stations provide convenient links to London Liverpool Street, making the property suitable for those seeking a countryside retreat with commuter accessibility.

## Directions - Please Scan QR Code Below

From Beccles, proceed south via the A145 towards Blythburgh. Continue through Blythburgh and join the A12 heading south. Follow the A12 towards Darsham, then turn off towards Brussels Green. Hill House will be found within this peaceful rural setting on the left.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [slams.skate.proof](https://www.threewords.com)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Super Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

East Suffolk District Council - Council Tax Band E

Freehold

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**Approximate total area<sup>(1)</sup>**  
 1685 ft<sup>2</sup>  
 156.6 m<sup>2</sup>

**Balconies and terraces**  
 248 ft<sup>2</sup>  
 23 m<sup>2</sup>

**Reduced headroom**  
 58 ft<sup>2</sup>  
 5.4 m<sup>2</sup>

(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.

GI RAFFE 360

This property requires an Energy Performance Certificate, which is in the process of being done

Agents 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.





# FINE & COUNTRY

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