



CHURCH COTTAGE
1 CHURCH LANE, ST JAMES IPT9 0HL



A charming unlisted period cottage with an abundance of character. It is located in a sought-after village on a plot of approximately 0.46 acres, with stables and views to the the church

The property is a characterful detached unlisted period cottage with versatile space. It is located on a corner plot backing onto a field and views to the church. There are a wealth of exposed timbers.

The front door is to the side leading into a hallway, off which is the ground floor bathroom with roll top bath. A door from the hall also leads into the kitchen breakfast room that runs along the back of the house. It is fitted with a range of farmhouse style units and has a door to the garden, door to the useful utility room and a door to a secondary staircase to the first floor. There are two principal interconnecting reception rooms which are currently set out as a delightful sitting room with inglenook fireplace and a dining room. There is a further reception room that can be used as a fourth bedroom with double doors to the garden. On the first floor are three double bedrooms with the vaulted principal bedroom leading to the third bedroom. It is considered this could be adapted to create a suite. One of the bedrooms has an ensuite w.c.

Externally, timber gates lead to a

large gravel parking and turning area in front of a double bay cart lodge with a single garage. There is a stable block adjoining the storage shed. The garden wraps around the house and are largely laid to lawn with mature hedging. There is a charming summer house.

LOCATION

St James South Elmham is a picturesque village located in North Suffolk, featuring a historic church and a village hall. Ideally positioned between the charming market towns of Halesworth, Harleston, and Bungay, it offers a peaceful rural setting with convenient access to local amenities.

SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

East Suffolk District Council and Tax Band D



3



3



1



0.46
acres



7 miles



EPC

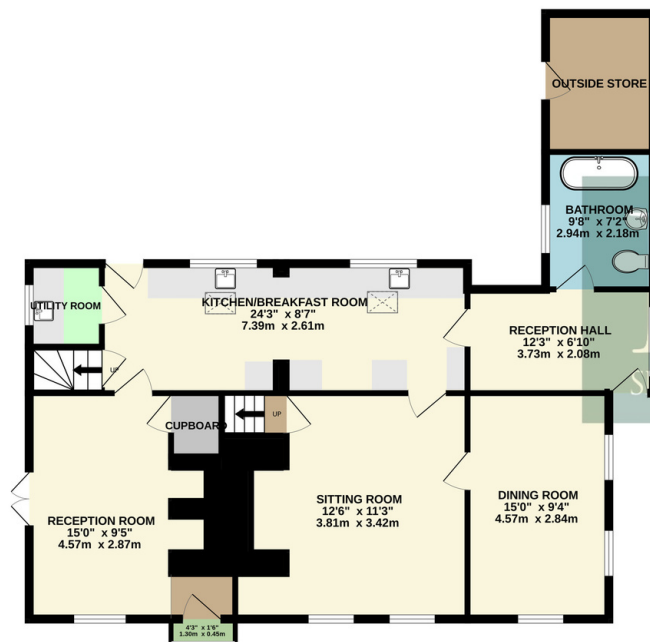




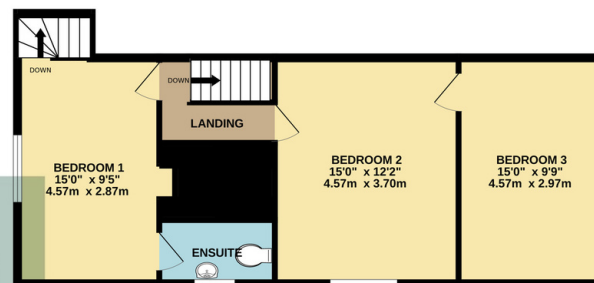


FLOOR PLAN

GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.6 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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BOUNDARY PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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