



FIELD ROSE COTTAGE

THE STREET RUMBURGH, HALFSWORTH, LE19 01X



This three bedroom, detached cottage with off road parking, double garage, delightful cottage garden and studio to the rear. With its character and modern day living, this house is really one to view!

Upon entering the property, you are welcomed into a bright and inviting dining room, a wonderful first impression that immediately feels warm and homely. Enjoying pleasant views over the front garden, this versatile space is ideal for both everyday family meals and entertaining guests, while flowing effortlessly into the kitchen and adjoining sun lounge. The kitchen is thoughtfully designed with an excellent range of wall and base units, generous worktop space, and delightful views over the rear garden. Offering both practicality and style, it is perfectly suited to modern family living and provides a fantastic space for cooking while remaining connected to family and friends. The adjoining sun lounge is a real highlight of the home, creating a light-filled additional reception area with panoramic garden views. Fitted with flexible blinds, this room can be enjoyed throughout the seasons, whether you're relaxing with a morning coffee, reading a book, or entertaining guests while overlooking the garden. Stepping through to the sitting room, you'll find a cosy yet elegant space full of charm and character. A beautiful feature fireplace, with wood burner, takes centre stage, creating a welcoming focal point, while views over the front garden and an abundance of natural light make this the perfect room to unwind at the end of the day. Completing the ground floor is a practical utility room, providing additional worktop space and base unit storage, along with direct internal access to the garage for added convenience. A separate ground floor cloakroom with WC completes the downstairs accommodation.

Ascending to the first floor, the spacious landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double room enjoying views over the front aspect and fields beyond. It benefits from fitted wardrobes, offering excellent storage. Bedroom two is another well-proportioned double room, also overlooking the front garden and filled with natural light. Bedroom three is a comfortable single room with views over the rear garden, enhanced by a Velux window that creates a bright and airy atmosphere, making it equally suited as a child's bedroom, guest room, or home office. Completing the first floor is the beautifully appointed family bathroom, featuring a luxurious freestanding bath, separate shower, Jack and Jill wash basins, and WC. Combining style with practicality, this spacious bathroom provides the perfect place to relax and unwind after a long day. Throughout, the property offers a wonderful balance of character and modern convenience, with bright, versatile living spaces designed to suit both family life and entertaining.

Outside, the property continues to impress with beautifully established gardens to both the front and rear. To the front, a generous driveway provides off-road parking, while the attractive front garden is enhanced by borders filled with flowers and shrubs, a haven for butterflies and bees. A charming seating area under a weeping cherry tree, offers the perfect spot to enjoy a morning coffee or simply admire the peaceful surroundings. The rear garden is a true highlight of the home, offering a private and beautifully maintained outdoor space. Here the cottage garden is again a feature, with its mature trees and herbaceous borders. With a choice of seating areas positioned throughout the garden, you can enjoy both sunshine and shade at different times of the day, making it an ideal setting for outdoor dining, entertaining, or simply relaxing in tranquil surroundings. A versatile garden studio offers excellent potential as a home office, hobby room, gym, or creative workspace, adding valuable flexibility to the property.

SERVICES - Mains water and electricity are connected. Heating is provided for by way of LPG gas central heating, through radiators. Sewage is via a private treatment plant. (Durrants has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order).

LOCAL AUTHORITY - C

TENURE - Freehold

EPC RATING - TBC

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.



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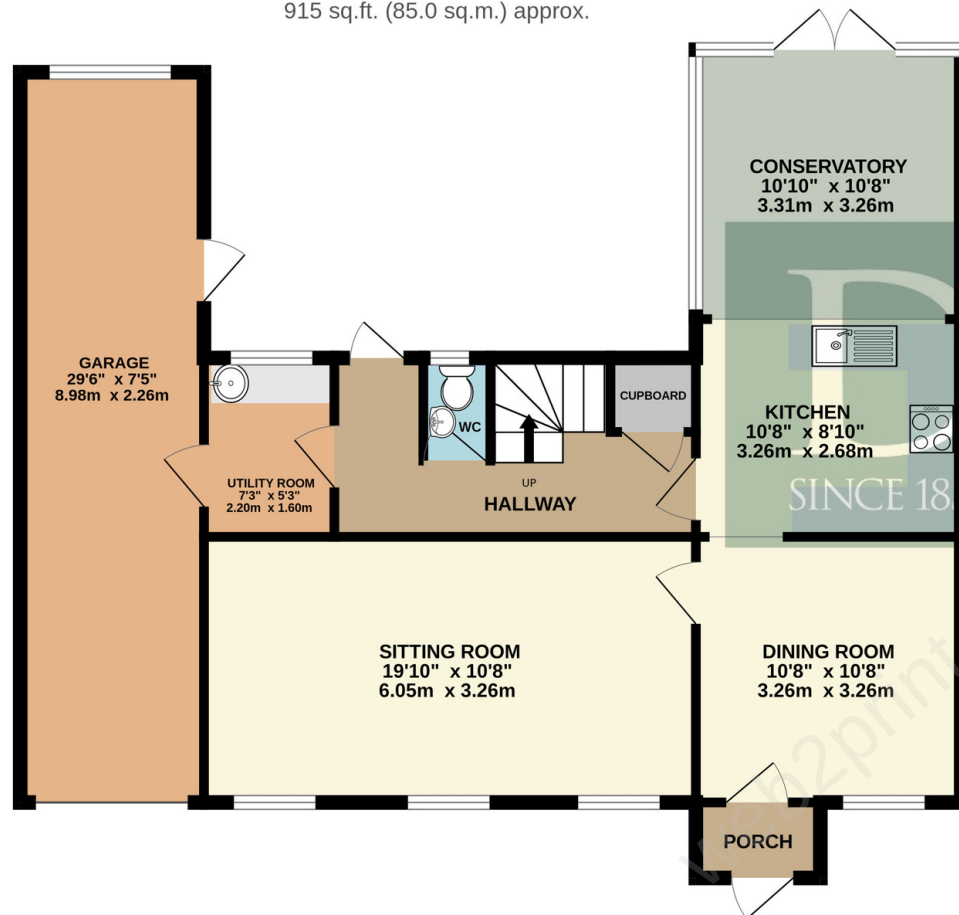




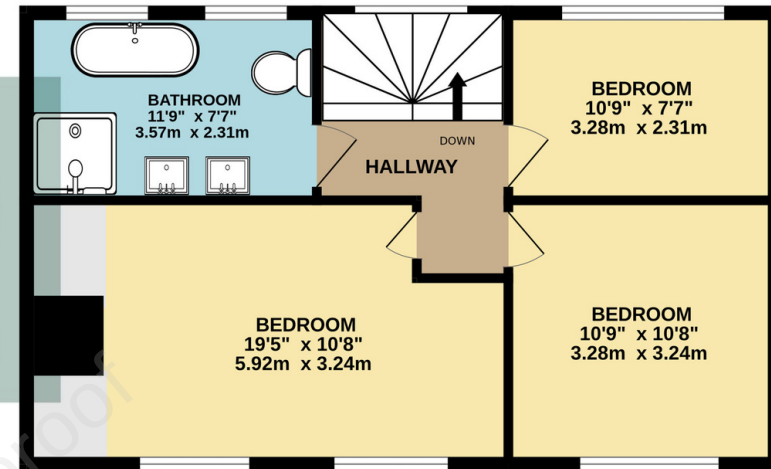


FLOOR PLAN

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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