



*White Post Cottage,*  
Laxfield Road, Fressingfield.



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Enjoying beautiful rural views and situated on the Laxfield Road on the edge of the desirable village of Fressingfield, this early 19th century detached period cottage is full of character and charm and features a large reception room, kitchen/dining room and three/ four bedrooms. The cottage sits on a generous plot that extends to 0.2 Acres (stms) and enjoys two road entrances, one at the house and a second at the foot of the plot leading to the timber workshop/garage.

Accommodation comprises briefly:

- Entrance Hall
- Shower Room
- Sitting Room
- Kitchen/Dining Room
- Lean To Garden room
- First Floor Landing Bedroom
- Three Further Bedrooms (One leading to another)

Outside

- Generous Gardens
- Extensive Rural Views
- Two Road Entrances
- Timber Workshop/Garage
- Parking



### The Property

Entering the property via the front door that leads from the parking area, we are welcomed by the entrance hall where the character of the cottage and surprising amount of space is instantly apparent. Latch and brace doors open from here to the kitchen/dining room and the shower room. The shower room forms part of a later addition and is fitted with a shower, w/c and basin set over a vanity storage unit. Crossing the hall to the kitchen dining room the property comes into its own. Exposed beams reflect the light from the two windows that enjoy the rural views front and rear. A handmade kitchen lines the walls and we find the oven, hob and extractor set to the former fireplace. Ample space is made for dining and a large walk-in pantry adds to the storage space. A door opens to the stairs on one side of the fireplace whilst on the other we open to the sitting room. The space in the sitting room is superb, further enhanced by four windows that fill the room with natural light and again take in the views. Timber beams line the ceiling and an open fireplace creates a cosy focal point to the room. French doors lead out to the lean-to garden room, which offers the perfect spot to enjoy the garden and view all year round.

Climbing the stairs to the first floor we enter the landing/bedroom. This vast space has served as a guest bedroom and study area for the current vendor. Windows to both the front and rear enjoy the elevated views and doors open to the main bedroom and bedroom three. Bedroom three is a generous single room where we find the airing cupboard, whilst opposite bedroom one serves as a superb double, again enjoying a dual aspect. From here we step into bedroom four, a further generous single room. The first floor offers space to reconfigure and adapt to the expectations of modern living.



## Outside

From Laxfield Road we approach the property via two entrances. At the house, the entrance opens to the parking area, whilst at the foot of the plot a five-bar gate opens to the timber workshop and garage with hardstanding to the front. The plot follows the road and provides a generous but narrow garden space that extends to both sides of White Post Cottage with open boundaries to the rear that allow us to make the most of the open rural views over the surrounding farmland. To the front established hedging forms the boundary on the road side, and the main of the garden is laid to lawn and planted with established fruit trees and shrubs. At the rear of the house, we find two patio areas that lead from the lean to garden room and offer the perfect spot to sit and take in the aspect at the rear.

## Location

The property is situated enjoying beautiful rural views front and rear, on the Laxfield Road as we leave the desirable village of Fressingfield. The village has two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent Village Shop and fine Church of St Peter and St Paul. The village also benefits from a primary school and medical centre. Fressingfield is situated 12 miles east of Diss which offers mainline rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideal



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Electric Night Storage Heaters. There is an immersion for the hot water.

Private drainage – Septic Tank

Mains water and electricity are connected.

Energy Rating: F

### Local Authority

Mid Suffolk District Council

Tax Band: C

Postcode: IP21 5PY

### Agents Note

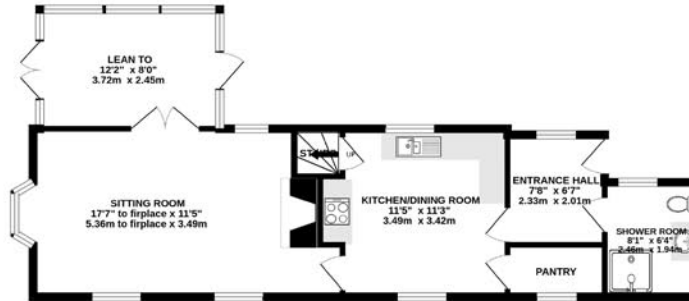
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

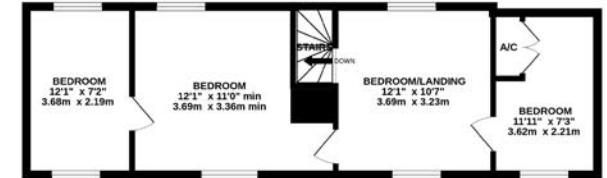
Vacant possession of the freehold will be given on completion.

Guide Price: £345,000

GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 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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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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