The Duke
William The Street
Metfield
Harleston









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The Duke William The Street

Guide Price £700,000

The Duke William, The Snug & The Holiday Let...
Occupying a prominent position within the heart of the ever-popular village of Metfield, The Duke William is a substantial and versatile former public house dating from 1939, later run as a successful B&B and now thoughtfully arranged as a spacious three-bedroom home with two fully self-contained annexes. Offering exceptional flexibility and income potential, this is a rare opportunity to secure a multi-faceted property in an attractive rural setting — entirely chain free.

The principal residence is arranged over the two-storey central section and provides well-proportioned accommodation with an easy, natural flow. Generous reception space combines with a well-appointed kitchen and three comfortable bedrooms, making it perfectly suited to family life. The scale and layout offer immediate practicality, while also presenting scope for reconfiguration should a purchaser wish to create a larger unified dwelling, stpp.

To one side sits The Snug, a self-contained one-bedroom annexe ideal for independent living. Whether used for a relative, a grown-up child saving for their first home, guest accommodation, or as a rental opportunity, it provides privacy without separation from the main house.

On the opposite side, The Holiday Let forms a further independent one-bedroom unit, again fully self-contained. It offers clear income-generating potential or could serve as additional accommodation for extended family. With minimal alteration, the three elements could remain as they are, operate as a home with two revenue streams, or be combined to create a substantial single residence of impressive proportions — perfectly suited to multi-generational living.

Metfield itself is a thriving Suffolk village centred around a picturesque village green. The surrounding countryside is quintessentially East Anglian — open skies, rolling farmland and quiet lanes ideal for walking, cycling and riding.

Despite its peaceful setting, the property is well placed for access to a number of sought-after market towns. Harleston lies just a short drive away for everyday amenities, while the historic town of Bungay offers independent shops, cafés and riverside walks along the Waveney. The cathedral city of Norwich is within comfortable reach, providing extensive shopping, dining and rail links to London Liverpool Street. The Heritage Coast, including Southwold and Aldeburgh, is also easily accessible for days by the sea.

The Duke William presents a highly adaptable home with genuine lifestyle appeal — whether as a spacious family residence, an investment opportunity, a solution for extended family living, or a combination of all three. Its history, scale and flexibility set it apart, while its village setting ensures enduring desirability.

A distinctive and versatile Suffolk home, ready for its next chapter.

Agents notes...

A pre-recorded walkaround tour is available for this property

The property is currently rated for council tax/business rates and EPCs as three separate properties.

The Letting Annexe; Zero-rated for business rates, EPC 63 D
The Duke William; Band A council tax, EPC 60 D
The Snug; Band A council tax, EPC 60 D













TOTAL FLOOR AREA : 2706 sq.ft. (251.4 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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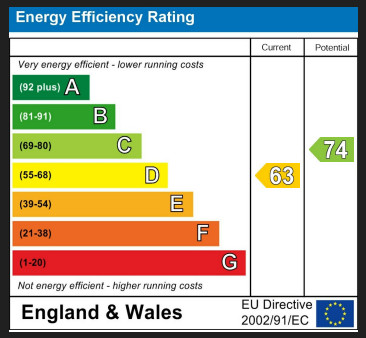
Local Authority

Mid Suffolk

Council Tax Band

A

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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