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The Lodge,
Harleston Road, Fressingfield.

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ESTATE AGENTS



Benefitting from a prominent position in this well served and sought-after village, this beautifully presented, Grade II listed three bedroom cottage dates from the 16th Century and showcases a wealth of character and original features. The property has been completely re-thatched and benefits from well tended gardens, views over the churchyard, garage and off road parking.

Accommodation comprises briefly:

- Entrance hall
- Dining hall
- Downstairs bathroom with shower
- Kitchen/breakfast room
- Sitting room
- Master bedroom with en-suite shower room
- Two further bedrooms
- Pretty, landscaped gardens
- Views over the Church and churchyard of St Peter and St Paul
- Single garage
- Off road parking
- Fabulous original features
- Recently re-thatched
- Sought after village location



The Lodge, Fressingfield



Location

The property is located in the highly sought after village of Fressingfield, home to two pubs/restaurants; the highly acclaimed Fox and Goose restaurant and the Swan public house, a traditional pub and restaurant. Fressingfield has an excellent Village Shop and the fine Church of St Peter and St Paul. The village also benefits from a primary school and medical centre with dispensary. Fressingfield is situated 12 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.





The Property

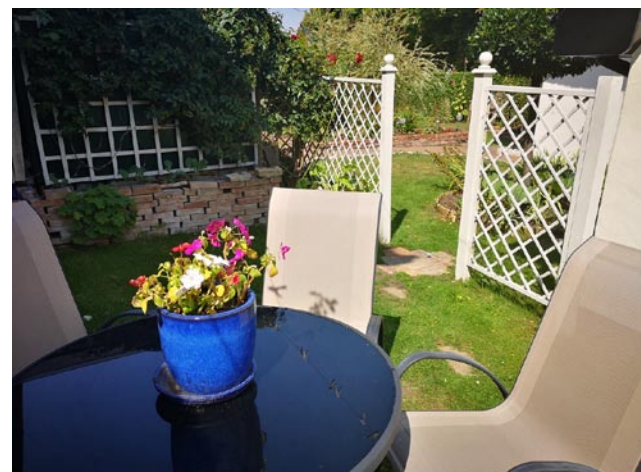
Dating from the 16th Century with later additions, this stunning timber framed cottage has recently been thatched with Suffolk long straw and an extension sympathetically carried out in the 1980s to provides useful, extra accommodation.

A part glazed, painted front door opens into the entrance hallway with window to side, tiled floor and space and hanging for coats and boots. A fabulous dining hall overlooks the rear garden and churchyard with stable door leading out, painted panelled wall and wooden floor and offering generous space for dining furniture. An attractive downstairs bathroom comprises painted half panelled wall, papered wall above, window to front and travertine tiled floor and is fitted with a 3 piece white suite with double-ended bath in painted wooden surround and separate shower cubicle. Stairs rise to a bedroom above with window to side, vaulted ceiling and ample eaves storage space. An impressive kitchen/breakfast room enjoys a dual aspect to side and rear and offers ample space for table and chairs. Fitted with an excellent range of painted wall, base and drawer units with granite worktop and upstand, the kitchen further comprises AEG electric oven with 4 ring hob and extractor hood over, double Belfast sink with mixer tap over, cupboard housing freestanding oil fired boiler and space and plumbing for all appliances. Revealing impressive exposed beams and studwork and a wealth of character, the sitting room benefits from a triple aspect to front with an inglenook fireplace and brick hearth housing a multi-fuel burning stove creating a cosy focal point.

Wonderful oak stairs rise to a small landing area accessing two impressive double bedrooms overlooking front and rear respectively. Both bedrooms boast exceptional exposed timberwork and original oak floorboards with the master bedroom overlooking the churchyard to the rear, benefitting from fitted wardrobes as well en-suite shower room with WC, washbasin in storage unit and extractor fan.

Outside

The Lodge sits within beautifully maintained gardens with open views over the churchyard to the rear. Enclosed by established hedging to one side and picket fenced the remainder, the pretty gardens are mainly laid to lawn with well stocked borders, pathways leading to front and rear doors and a brickweave patio creates a secluded seating area to side. Driveway parking for two cars can be found in front of the garage which in turn is power and light connected and benefits from personal door to rear.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating and Hot Water

All mains connected.

Energy Rating: Exempt due to listing

Tenure

Vacant possession of the freehold will be given upon completion.

Local Authority

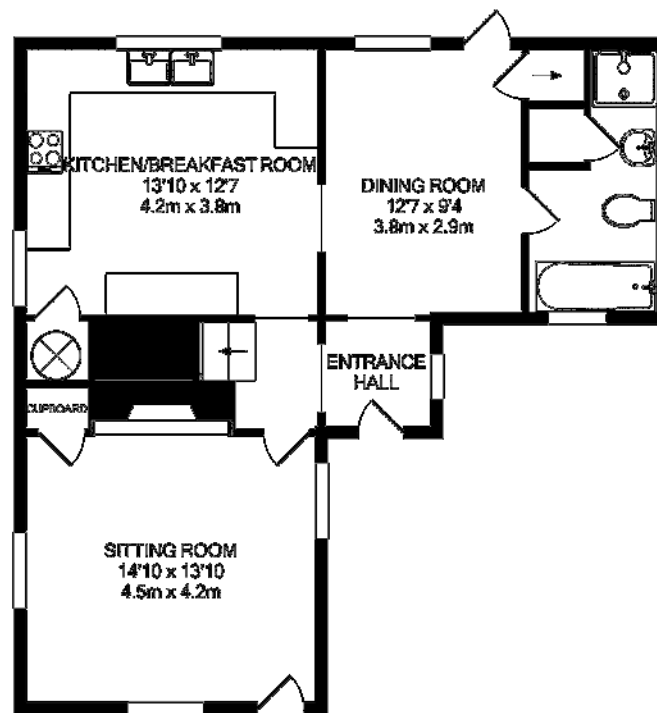
Mid Suffolk District Council

Tax Band: C

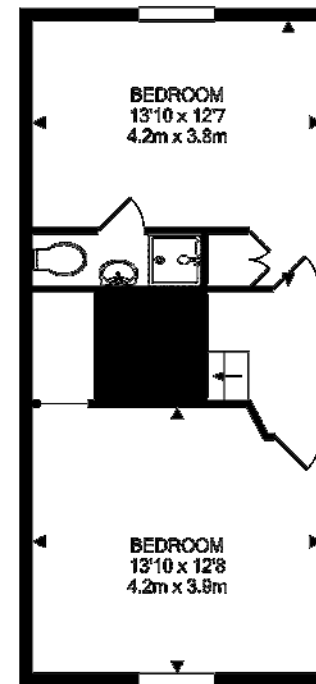
Postcode: IP21 5PE

Agents Note

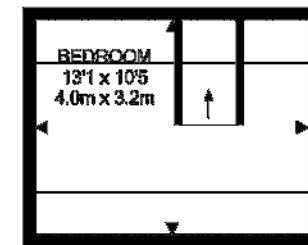
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(58.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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