



*White Post Corner Cottage,*  
Fressingfield, Suffolk.



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ESTATE AGENTS







Situated in an enviable rural location on the edge of the desirable village of Fressingfield, this early 19th century detached period cottage is full of character and charm and features two reception rooms, kitchen/dining room and three bedrooms. The cottage sits in wonderful gardens and grounds extending to just over 4 acres (sts) including a paddock with field shelter, ideal for equestrian use and with the added benefit of a superb detached studio/workshop as well as ample off-road parking and a garage.

Accommodation comprises briefly:

- Entrance Hall
- Downstairs Cloakroom
- Sitting Room
- Snug/Study
- Kitchen/Dining Room
- Utility Room
- First Floor Landing
- Three Bedrooms
- Bathroom

Outside

- Attractive Mature Gardens
- Vegetable Garden
- Paddock with field shelter
- Detached Studio/Workshop
- Detached Timber shed with water supply
- Ample Parking
- Detached Garage situated opposite the cottage with further piece of land with natural pond
- Total Gardens and Grounds of just over 4 acres (sts)
- Beautiful Rural Location



### The Property

The front entrance door with covered porch opens into the hallway with door into the cloakroom and stairs rising to the first floor accommodation. On the right is the sitting room, a double aspect room with lovely views over the garden and paddock, door leading out to the rear garden and attractive brick fireplace housing the wood burning stove which creates a cosy focal point. Through from the sitting room is the snug/study, another double aspect room and again with beautiful views. The kitchen/dining room is at the other end of the cottage and is well fitted with a matching range of painted oak wall, base and drawer units complemented by solid beech worktops and with windows to the front and rear. This cosy and welcoming space features a brick fireplace housing a Villager multi-fuel stove with back boiler and the Everhot electric stove which is included in the sale. The utility room leads off the kitchen and again is fitted with solid Beech worktops with ceramic Butler style sink with space under for a washing machine and tumble dryer and a tall built-in pantry cupboard. A window overlooks the side aspect and external door leads out to the rear garden.

From the hallway stairs rise to the first floor landing with a window to the rear aspect. The master bedroom has windows to the front and rear and built-in wardrobe cupboards. There are two further bedrooms, the larger of which has two cupboards, one of which houses the hot water tank. All the bedrooms have stunning and far reaching countryside views. The family bathroom comprises a panelled bath with shower over and screen, pedestal wash basin, WC and heated towel rail.

**Agents Note:** Potential purchasers should note there is restricted ceiling height in the kitchen and the stairs to the first floor are steep and narrow.















## Gardens and Grounds

A five bar timber gate opens onto the driveway and parking area. To the immediate right a gate opens onto the lawned rear garden with mature borders stocked with a variety of seasonal plants and shrubs and planted with trees including several apple trees. A paved terrace with a covered seating area runs along the rear of the cottage, making it the ideal spot for outdoor entertaining and enjoying the beautiful views across the garden and paddock. There is a separate vegetable garden with raised beds and greenhouse. A metal field gate beyond the rear garden opens into the paddock which is enclosed by post and rail fencing with a further field gate in the far corner providing access from the road and which benefits from a timber field shelter. There is a further timber shed nearby which has a water supply connected. The superb studio/workshop is fully insulated with power and light connected and with a free standing wood burning stove for heating and double timber doors at one end. Across the road from the cottage is a further enclosed piece of garden with natural pond and a detached timber garage with double opening doors. The gardens and grounds extend in total to just over 4 acres (sts).

## Location

The property is situated in a beautiful rural location on the outer fringes of the desirable village of Fressingfield, surrounded by open countryside and enjoying wonderful countryside views. 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 ideally situated for access to the market towns of Bungay, Harleston, Halesworth and Framlingham, which are just a short drive away.



### Fixtures & Fittings

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

### Services

The multi-fuel stove in the kitchen with back boiler serves the central heating and hot water. There is also an immersion for the hot water.

Private drainage – Klargestor Sytem

Mains water and electricity are connected.

Energy Rating: E

### Local Authority

Mid-Suffolk District Council

Tax band: C

Postcode: IP21 5SN

### Agents Note

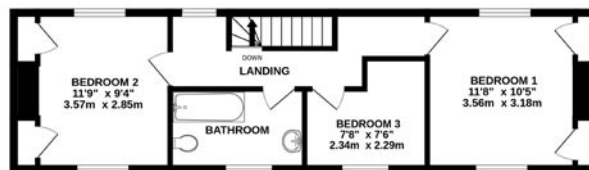
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £610,000

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

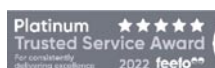
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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