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Christmas Lane, Metfield,
Nr Harleston, Norfolk.

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ESTATE AGENTS



Superbly situated and surrounded by rolling countryside in the popular Norfolk/Suffolk Border Village of Metfield, we find Brick Kiln Cottage. A deceptively spacious and versatile detached family home, boasting over 1500 sq.ft of accommodation, coupled with 1/4 acre grounds which provide ample parking and the most attractive cottage gardens. Internally the accommodation offers two reception rooms, superb kitchen/dining room leading onto the garden, three large double bedrooms, bathroom and separate shower room along with a range utility and functional spaces throughout. Viewing is essential to appreciate the space, character and location on offer.

Accommodation comprises briefly:

- Entrance porch
- Study/Snug with wood burner
- Sitting Room
- Inner Lobby
- Separate Utility Room and downstairs WC
- 24 ft Family Kitchen/Dining room
- Large walk-in Pantry
- Three Double Bedrooms
- Family Bathroom
- Separate Shower Room
- Ample Driveway parking
- Exceptional Cottage Gardens
- Large Timber-built workshop



The Property

Approaching the cottage from the driveway at the front, a wonderfully bright entrance porch welcomes us to the home, whilst in true 'Suffolk style' our vendors come and go via the rear of the property where we enter the superb kitchen/dining space. Entering from the front porch we step into the snug/study, this room is both spacious and airy and features fireplace with woodburner. Our first staircase rises to the first floor and a door opens to the inner hall leading to all the ground floor accommodation. The sitting room is equally bright and enjoys a dual-aspect with windows to the front and side, filling the room with natural light, a fireplace takes a focal point and the second staircase rises to the first floor. The inner hall between the two reception rooms leads into a superb lobby space with ample space for coats and boots but could also serve as a home office area. A door leads into a useful utility room which in turn leads into a separate downstairs cloakroom which also houses the boiler. To the rear of the property we find the 'hub' of the home, the wonderfully spacious family kitchen/dining room with part-vaulted ceiling, skylights over the dining area and windows to the rear and side along with French doors out to the patio, all of which soak up the superb views of the garden. The kitchen has been sympathetically fitted and is well appointed featuring a range of cream painted units with wooden worktops, attractive tiled splashbacks and inset stainless steel oven, hob and extractor. There is also a sizeable walk-in pantry which can be accessed from the kitchen. This welcoming and bright kitchen/dining space is a delight. To the first floor lie three bedrooms, each of which is comfortably suitable for a king size bed – all of which boast built-in wardrobes with the bedroom to the rear of the property enjoying views across fields and farmland. The current owner has increased the ceiling height in one of the bedrooms, removing any issues often associated with restricted head height in older properties. The primary bathroom is painted neutrally in white throughout and features an attractive leaded-glass window plus skylights and comprises panelled bath, WC and hand wash basin. There is also a separate shower room, also with a skylight and comprising a double-width shower cubicle, WC and hand wash basin. Unusually for an older-style property, all rooms are of a good size and feature a range of exposed timbers and beams with some rooms featuring exposed brickwork.



Outside

The property enjoys a discreet position set-back from the road and shielded by a range of mature trees, hedging and a charming garden whilst the gravelled driveway provides off-road parking for multiple vehicles. A path leads us to the front door whilst the drive continues to the timber garage and iron gates that open to the rear. At the rear of the property the gardens really come into their own. A raised patio area spans the rear of the property and is accessed from the kitchen/dining room allowing the inside and out to flow seamlessly when summer entertaining or simply enjoying the garden. Steps lead us down to the extensive lawns which have been cut into pathways that flow throughout the beds of wild flowers and established shrubs that fill the space with colour and scent. A seating area to the right of the garden overlooks the nature pond whilst established hedging frames the boundaries. At the foot of the garden we find a timber workshop connected with power and light whilst two garden sheds are nestled on the left hand boundary.

Location

The property is located close to the heart of the picturesque village of Metfield, which has a community-run shop, a village hall with bar, a parish church and an active Allotment Association. The busy market towns of Harleston, Halesworth and Bungay are close by and the town of Diss, with railway links to London, is 10 miles away. The city of Norwich is just over 20 miles away, with railway links to UK cities and an airport providing access to many holiday locations. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance, being approximately 16 miles away.



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

Oil Fired Central Heating

Mains water and electricity are connected.

Private drainage.

EPC Rating - D

Local Authority

Mid Suffolk District Council

Tax band: D

Postcode: IP20 0JY

Agents Note

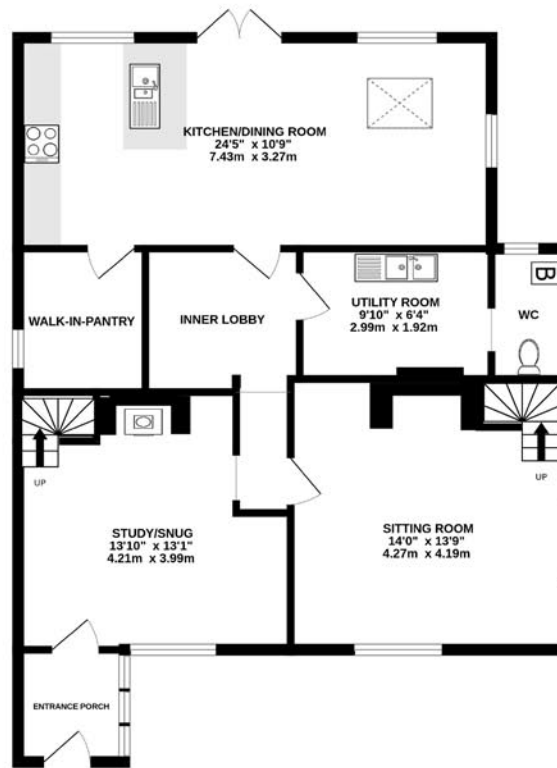
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

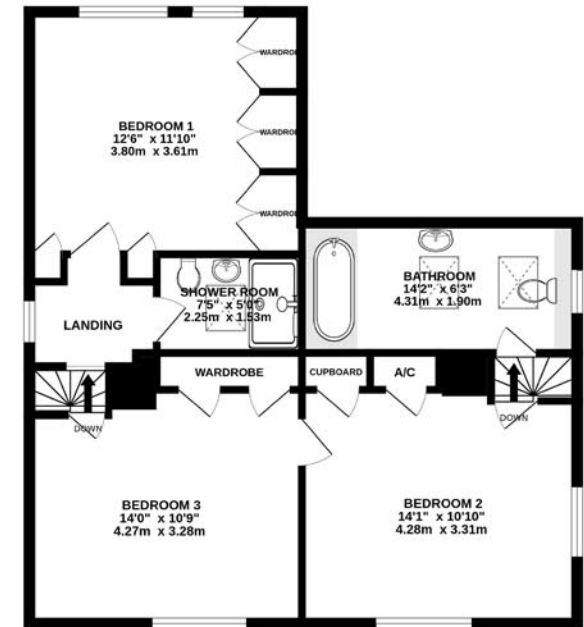
Vacant possession of the freehold will be given on completion.

Guide Price: £525,000

GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1544 sq.ft. (143.4 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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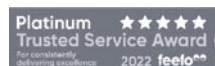
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
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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.



HARLESTON OFFICE
5 London Road
Harleston
Norfolk
IP20 9BH
Tel. 01379 882535
harleston@muskermcintyre.co.uk