



Laxfield Road | Fressingfield, Eye | IP21 5PY

Price Guide £345,000

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White Post Cottage is a period home set in a rural position with open views over surrounding farmland. Offering generous and flexible accommodation arranged over two floors, the property retains a number of character features, including exposed timbers and fireplaces. Whilst the cottage would now benefit from a programme of updating and modernisation, it presents an excellent opportunity for purchasers to enhance and reconfigure the layout to suit modern living requirements. The plot is a particular feature, extending to both sides of the property and incorporating parking, a garage/workshop and established gardens with countryside views.

- Period cottage with exposed beams and fireplaces
- Spacious kitchen/dining room with walk-in pantry
- Four first floor bedrooms (one accessed via another)
- Timber garage and workshop
- **NO ONWARD CHAIN**
- Rural setting with open farmland views to the rear
- Ground floor shower room
- Scope for updating and reconfiguration
- Established gardens with fruit trees and patio areas

Location

This cottage sits on the edge of the village of Fressingfield which is a very popular village offering a good range of local amenities including an expansive village store, doctors' surgery, schooling, public house and restaurant. Surrounding it is rolling Suffolk countryside offering a great many walks and for wider facilities the market town of Harleston is just 4 miles away or the larger town of Diss, with its mainline rail station, around 10 miles. Set along the Waveney Valley, the A143 provides good access to other towns including Beccles and Bungay, together with the Heritage Coast around Southwold and Aldeburgh, just 30 minutes or so by car.





The Property

A front door from the parking area opens into an entrance hall which immediately highlights both the period character and surprisingly generous proportions of the cottage. Traditional latch and brace doors lead to the principal ground floor rooms. The shower room forms part of a later addition and is fitted with a shower enclosure, WC and wash basin set within a vanity unit. Whilst perfectly serviceable, the property would now benefit from a programme of general updating and improvement throughout. The kitchen dining room sits at the centre of the house and is a naturally light space with windows to both front and rear elevations enjoying rural views. Exposed timbers remain in place, and the kitchen is arranged around the walls with the oven and hob positioned within the former fireplace recess. There is space for a dining table, and a walk-in pantry provides useful additional storage. From the kitchen, stairs rise to the first floor, and a doorway leads through to the sitting room. This is a notably spacious reception room with windows to two elevations allowing for excellent natural light and views over the surrounding countryside. Ceiling timbers remain exposed, and an open fireplace provides a focal point. French doors open into the lean-to garden room, which overlooks the rear garden and offers further potential for improvement. On the first floor, the stairs lead into a substantial landing area currently used by the present owners as a guest bedroom and study space. Windows to both front and rear elevations provide elevated views. Bedroom three is a generous single room incorporating the airing cupboard, whilst the principal bedroom is a well-proportioned double enjoying a dual aspect. From here, access is gained to bedroom four, another single room. The first floor layout is somewhat unconventional but offers flexibility and clear opportunity for reconfiguration, subject to any necessary consents. Overall, White Post Cottage presents an attractive period home requiring updating, offering buyers the opportunity to enhance and adapt the accommodation to modern expectations.

Outside

The property is approached from Laxfield Road via two separate access points. One provides access to the parking area adjacent to the cottage, while further along the frontage a five-bar gate opens to a hardstanding area in front of a timber garage and workshop. The gardens extend alongside the road and to both sides of the cottage, forming a generous though relatively narrow plot. Open rear boundaries allow for far-reaching views across the adjoining farmland. Established hedging lines the roadside boundary, and the majority of the garden is laid to lawn with mature fruit trees and shrubs. Two patio areas are positioned to the rear of the cottage, accessed from the lean-to garden room, providing space for seating and enjoying the outlook across the garden and countryside beyond.

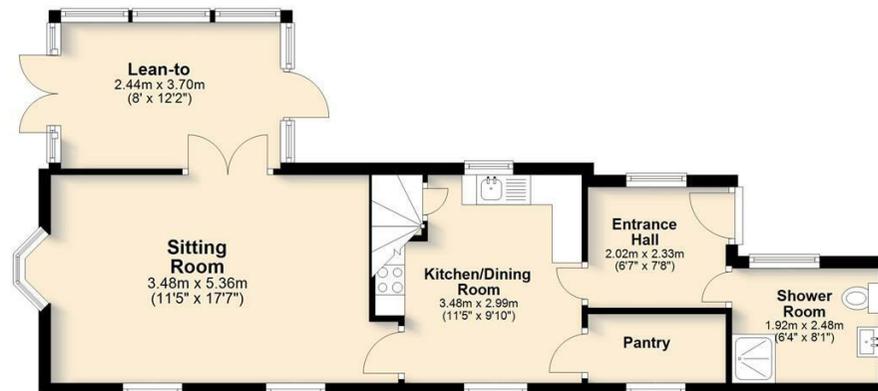
Services: Electric Night Storage Heaters. There is an immersion for the hot water. Private drainage via Septic Tank. Mains water and electricity are connected.

How to get there: [What3words/// ///dimension.trembles.crackled](#)

Viewing: Strictly by appointment with TW Gaze.

Freehold

Ref: 2/20117/KH

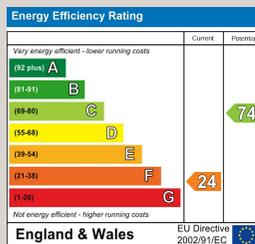


Ground Floor
Approx. 53.4 sq. metres (575.1 sq. feet)



First Floor
Approx. 45.4 sq. metres (488.8 sq. feet)

Total area: approx. 98.8 sq. metres (1064.0 sq. feet)



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