



London Road | Brampton | Beccles | NR34 8EL

Price Guide £650,000

DURRANTS
SINCE 1853

Key features

- Incredibly versatile property
- Located in a beautiful countryside location yet good road links nearby
- Main cottage has been extended and extensively renovated
- Air Source heating and solar panels
- Planning permission for a summer house within the grounds
- Outbuildings and caravan pitches
- In total four bedrooms and four bathrooms
- Well positioned with easy access to Southwold, Beccles and Halesworth

Description

Field Gate Cottage is a beautifully presented period home perfectly positioned between Southwold, Beccles and Halesworth offering beautiful countryside views, the property also boasts an annex offering potential.



Directions



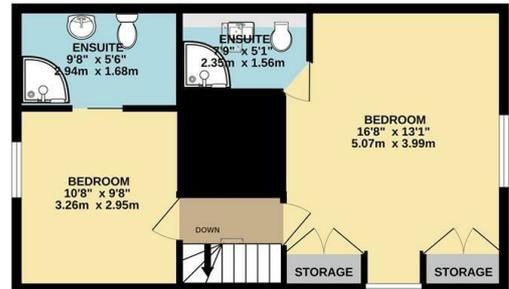


Floor plans

GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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