



ST JOHNS COTTAGE

SKINNERS LANE, METFIELD, IP20 0LH



A charming Grade II listed thatched cottage in the highly sought-after village of Metfield. The property has been extended by the current owners and has an abundance of character

St John's cottage is a delightful and picturesque 16th century Grade 2 listed building. The property is built on a traditional timber frame with exposed wooden beams and a thatched roof. It would appeal to a wide market being equally suitable for use as a permanent home or a weekend and holiday retreat. It is situated in the highly sought-after village of Metfield and a 25 minute drive to Southwold and the other Suffolk Heritage Coast beaches.

The current vendors who have used the much-loved cottage since 2008, have extended the property enhancing it greatly with an excellent kitchen/breakfast room and an upstairs toilet. The property still offers huge further potential to upgrade and personalise.

Whilst there is an official front 'stable door', the vendors tend to use the side door opening into the kitchen/breakfast room. It is an attractive addition with a hall area opening into the kitchen which is fitted with wall and base units and integrated appliances. There is a vaulted area with a window looking into the west-facing garden. The kitchen leads into the double-aspect dining room

with a separate Rayburn cooker (which can be used for heating) within a fireplace with a Bressumer beam and the official front door. The adjacent sitting-room also looks on to the front lawn and has a superb open Inglenook fireplace with a wood stove. The room has an original tiled floor. Off the sitting room is a lobby with the oil-fired boiler and access to the bathroom and toilet. On the first floor all three double bedrooms are vaulted with attractive exposed timbers. There is a cloakroom with basin interlinking the principal bedroom and bedroom 2.

Externally there is parking at the front for 2 vehicles, and the property is screened from the road by mature hedging and a large crab-apple tree. The front garden is laid to lawn, and the rear garden is also laid principally to lawn with an array of established shrubs and a recently planted cherry tree. There is a timber garden shed and an attractive summer house.

SERVICES

Oil fired central heating. Mains electricity, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).



3

2

1

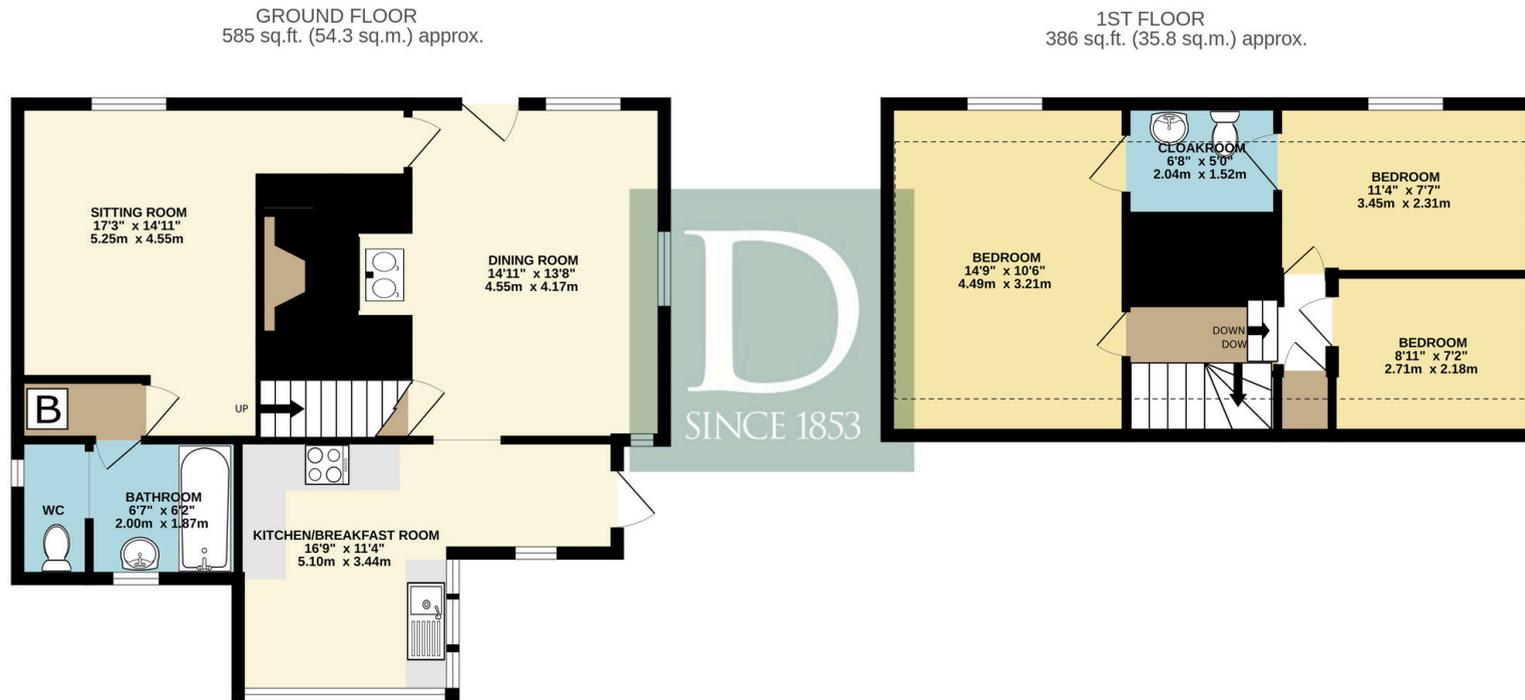
8 miles





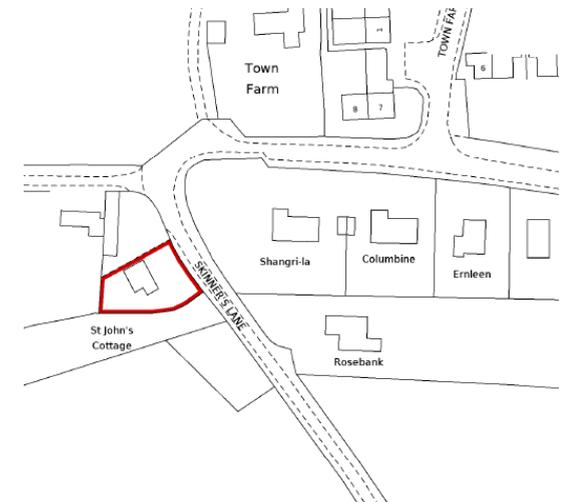


FLOOR PLAN



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.
Made with Metropix ©2026

BOUNDARY PLAN



LOCATION

Metfield is situated between the busy market towns of Harleston & Halesworth the village has a strong sense of community with Metfield's residents having run the village store since 2006 as volunteers. The old World War II airfield site is now 'Winks Meadow' (managed by Suffolk Wildlife Trust) and The Family Millennium Woodland.

LOCAL AUTHORITY

Mid Suffolk Council & Tax Band C

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : harleston@durrants.com