



# WHITE POST COTTAGE

LAXFIELD ROAD, FRESSINGFIELD, EYE, IP21 5PY



A charming period cottage with an open rural outlook between the popular villages of Fressingfield and Laxfield. The property offers versatile accommodation and huge potential to update.

The property is a charming detached period cottage, formed originally from two cottages. It is located on Laxfield Road with superb open field views to the rear. The property now requires updating but offers huge potential to personalise and refurbish.

The principal entrance is to the rear of the property with the main door opening to an entrance hall, off which is the shower room. The hall leads directly into the double aspect kitchen which is comprehensively fitted with a range of farmhouse units plus the benefit of a pantry. Stairs from the kitchen rise to the first floor. The other end of the ground floor comprises a triple aspect sitting room with double doors to the conservatory. The conservatory is afforded the open field views. On the first floor, the stairs rise to a large landing/study area. There are three double bedrooms on the first floor of which two interconnect. The accommodation is versatile and can be adapted to suit a variety of needs.

There is a driveway and parking area to one side of the property leading to a delightful established garden. It is largely laid to lawn with an array of mature shrubs and trees. There is a timber shed at the end. To the other side of the cottage is another established garden area. The whole garden has the benefit of the field views.

#### LOCATION

Fressingfield is an attractive village which is close to the pretty market towns of Diss and Harleston. It has a range of amenities and services to offer, such as two shops, a medical centre, pub, restaurant, primary school, and three churches. Fressingfield has a very active community with a variety of clubs and activities available for all ages. Diss train station is approximately a 20 minute car journey, with direct links to London and Norwich. The stunning Suffolk coastline is roughly 20 miles East of Fressingfield and makes for a lovely family day out.



4



1



1



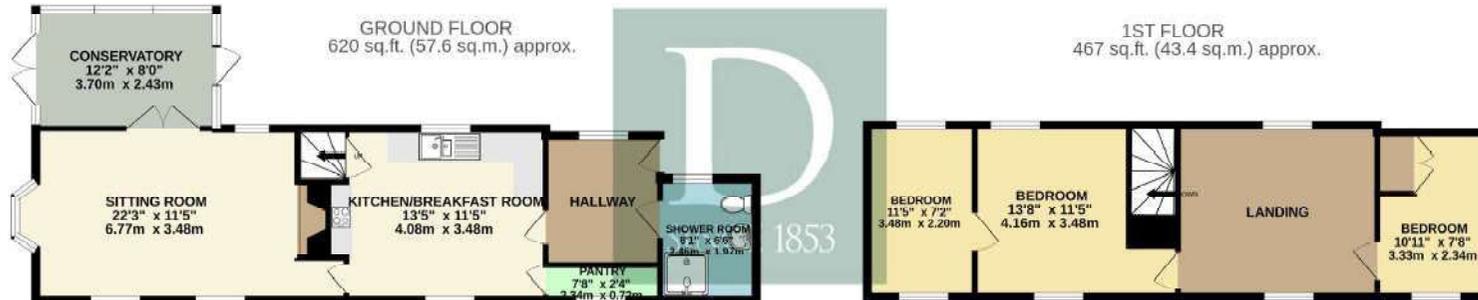
10.8  
Miles



EPC



## FLOOR PLAN



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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.  
Made with Metropix ©2026



## SERVICES

Electric storage heaters. Mains water and electric with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

## LOCAL AUTHORITY

South Norfolk District Council and Tax Band C

## ENERGY PERFORMANCE

F Rating

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

**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**