



THE OLD MANSE
LAXFIELD ROAD, FRESSINGFIELD IP21 5PX



A characterful period house in the heart of Fressingfield. There is a range of outbuildings to the rear which could be adapted and used for a variety of purposes subject to the necessary consents

Offered with no onward chain the property is a charming period house with an abundance of character and versatility in the heart of the highly sought-after village of Fressingfield. The house has an attractive symmetrical front facade. The front door opens to an entrance hall with stairs rising directly to the first floor. There are two reception rooms to the front. They both connect to the spacious open plan kitchen/dining/living space that spans the back of the property and is triple aspect. The is the benefit of a separate utility room. There is access from the kitchen to the outbuildings linked by a conservatory/glass house with established vine. There is a ground floor shower room off the conservatory. The first floor landing is split level and gives access to 4 bedrooms and a bathroom.

The linked outbuildings are an array of part converted barns and have previously been used as studios and workshops but could be adapted to suit a variety of needs subject to the necessary consents. They offer huge potential. Beyond the outbuildings is the garden which is established with array of mature

shrubs and trees and offers a blank page to landscape.

To the front of the property is a charming established garden with mature planting plus an off-road parking space. There is side access to the rear of the property.

LOCATION

Fressingfield is a thriving village which is very popular due to its diverse range of amenities. It is home to the nationally renowned Fox & Goose restaurant, there are also a variety of social clubs, a local primary school and doctors surgery. Harleston is approximately 5 miles and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools, hotels, cafes, restaurants and pubs.

SERVICES

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

LOCAL AUTHORITY

Mid Suffolk Council & Tax Band E









FLOOR PLAN



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

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CONTACT US

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

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

