

A charming two bedroom detached period cottage, set in cottage gardens, located in the heart of the popular village of Fressingfield, within the shadow of the church.

Guide Price
£285,000 Freehold
Ref: P7345/B

Hillside
Church Street
Fressingfield
Eye
Suffolk
IP21 5QB



Sitting/dining room, kitchen, family bathroom, principal bedroom one, with walk through bedroom two.
Enclosed gardens. On street parking.

Contact Us



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Location

Hillside is located close to the centre of the village, within walking or cycling distance of all that the community has to offer. Fressingfield benefits from excellent local facilities including a Church of England primary school, nursery, The Swan public house, the Fox & Goose public house, a well-stocked shop, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of recreational and shopping facilities are available in Harleston (4 miles), Framlingham (11.5 miles) and Diss (13 miles), the latter benefitting from regular direct rail services to London's Liverpool Street that take approximately 90 minutes. The Heritage Coast, with the popular centres of Southwold, Dunwich, Thorpeness and Aldeburgh, is an easy drive of approximately 20 miles.

Description

Hillside is a charming, two bedroom, pretty period cottage located in the heart of the popular village of Fressingfield, within the shadow of the church. The property originally dates back some five hundred years and was originally constructed with clay lump and timber frame. During the Victorian era, red brick elevations were added under the pitch tiled roof. The property is set within pretty cottage gardens, which are enclosed by close board fencing, providing a good degree of privacy in a very tranquil setting. The property whilst being charming, offers compact accommodation over two storeys, with many original features adding to its character and charm. The property is entered from the front into the sitting/dining room, with a wealth of exposed ceiling and wall timbers, with the focal point being an inglenook fire place with oak bressummer over and recessed stove which is not currently connected by a flue, although the chimney is open, with useful storage to the side. From here there is an opening into the galley-style kitchen with a door to the garden. There are a range of fitted wall and base units, electric hob, electric oven, space and plumbing for appliances and quarry tiled floor. On the first floor there is a well appointed family bathroom, a principal bedroom and a walk-through second double bedroom. The property benefits from UPVC double glazing throughout and oil fired central heating.

The property is approached from the highway to the front where there is a gated entrance and pathway that leads to the front door and which circumnavigates the property. The front garden is mainly laid to lawn with established and well stocked borders with a paved seating area. To the side of the property there is a paved terrace which provides a perfect dining area to sit and enjoy the sun. To the rear is a raised sitting area and raised beds, again, with a well stocked eclectic mix of flowers and shrubs. There is a timber shed, outside lighting, external oil fired boiler, oil tank and bin storage area. Whilst the property has no parking of its own, there is on-street parking outside the property.









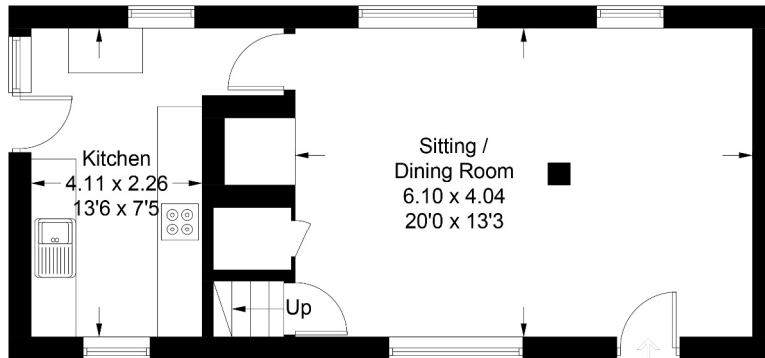


Hillside, Fressingfield

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity, oil fired central heating.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating E (copy available from the agents via email)

Council Tax Band C; £1,871.08 payable per annum 2024/2025

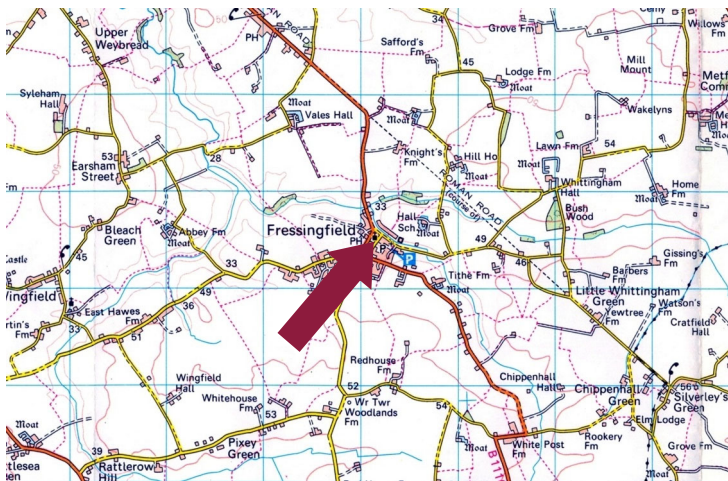
Local Authority Mid-Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich. IP1 2BX. Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2024



Directions

From the centre of the village of Fressingfield, turn right into Church Street just before the sharp corner bearing right and the property can be identified by a Clarke and Simpson For Sale board on the right hand side.

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