

*A most desirable four bedroom semi-detached cottage situated within walking distance to the pub in the village of Huntingfield.*

Guide Price  
£400,000 Freehold  
Ref: P7405C

Brook Cottage  
The Street  
Huntingfield  
Suffolk  
IP19 0PX



Hallway, cloakroom, kitchen, utility room, sitting/dining room.  
Four first floor bedrooms and shower room.  
Off road parking with attractive garden and garage.  
In all, 0.1 acres

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Brook Cottage is located in the heart of the popular village of Huntingfield. The village has an active community and benefits from the Huntingfield Arms public house and a village hall that hosts numerous activities each week. Huntingfield is situated some four miles to the south-west of Halesworth, which is a popular market town with a railway station with connecting services to Ipswich and on to London's Liverpool Street station. Halesworth also benefits from a Co-operative supermarket, garages, a medical centre, primary school, library and excellent local shops, pubs and restaurants.

## Description

Brook Cottage is most desirable, semi-detached cottage of predominantly brick and timber frame construction with rendered elevations under a tiled roof. The property has been much improved in recent years. It benefits from UPVC double-glazed windows throughout and an oil-fired central heating system with a new boiler having been installed within the last two years.

A door to the side of the cottage leads a hallway with brick flooring with stairs that rise to the first floor landing, and under the stairs there is a cloak cupboard. Off this is a cloakroom with WC, access to the sitting/dining room and also the kitchen. The kitchen is fitted with a range of stylish high and low level wall units and contains an integrated dishwasher, double electric oven and fridge freezer. There is a window overlooking the rear courtyard, door to the rear lobby and exterior, and also door to the utility room.

Also on the ground floor is an open plan sitting/dining room which has windows to the front and side of the property over looking the garden. There is also an exterior door. The sitting room benefits from an inglenook fireplace with woodburning stove.

On the first floor there is a landing, off which are two store cupboards and access to the four bedrooms and shower room. Two of the bedrooms are doubles, the other two being good sized singles. Each has built in wardrobes and windows overlooking the garden. The shower room has been refitted in recent years and has a large shower, WC and hand wash basin.

From the outside the property is approached by a small lane via double gates onto a driveway which provides parking. Adjacent to this is a single garage with a remote controlled roller shutter door to the front and a personal door to one side. The gardens have been landscaped. To the front of the cottage is lawn with hedging and flower/shrub beds. The rear courtyard garden is enclosed by a fencing and has a patio area and large shingle area. In all, the grounds extend to approximately 0.1 acres.













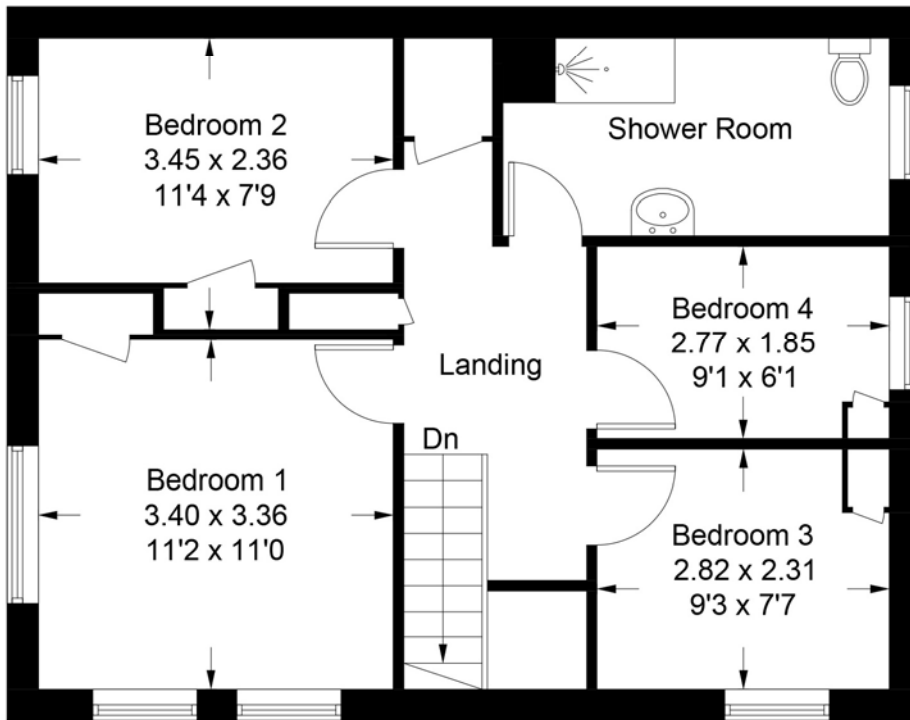




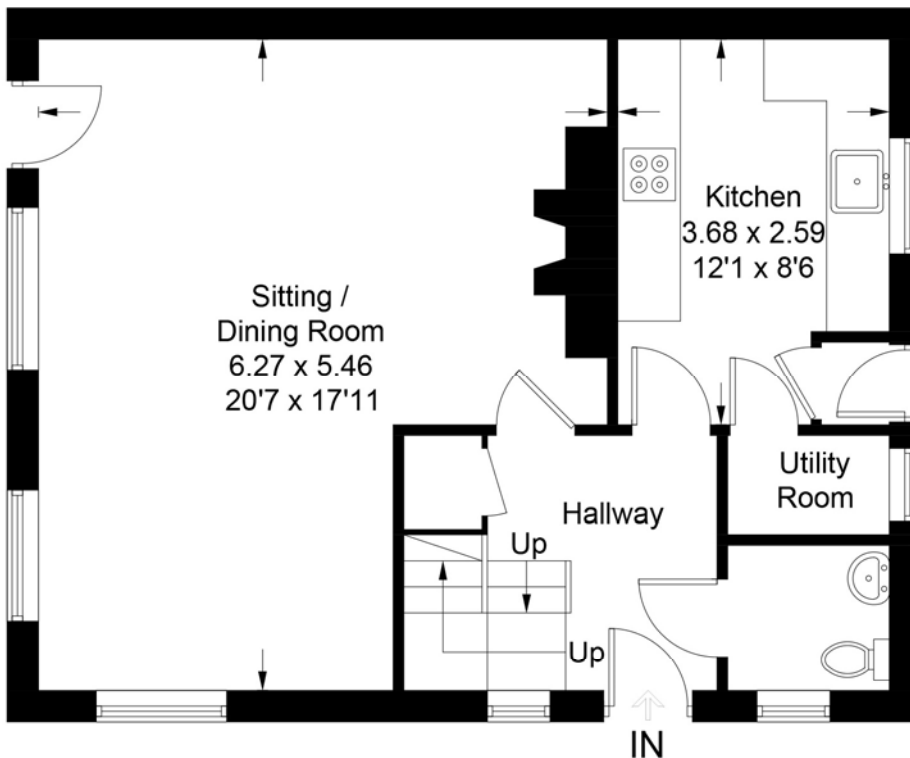


# Brook Cottage, Huntingfield

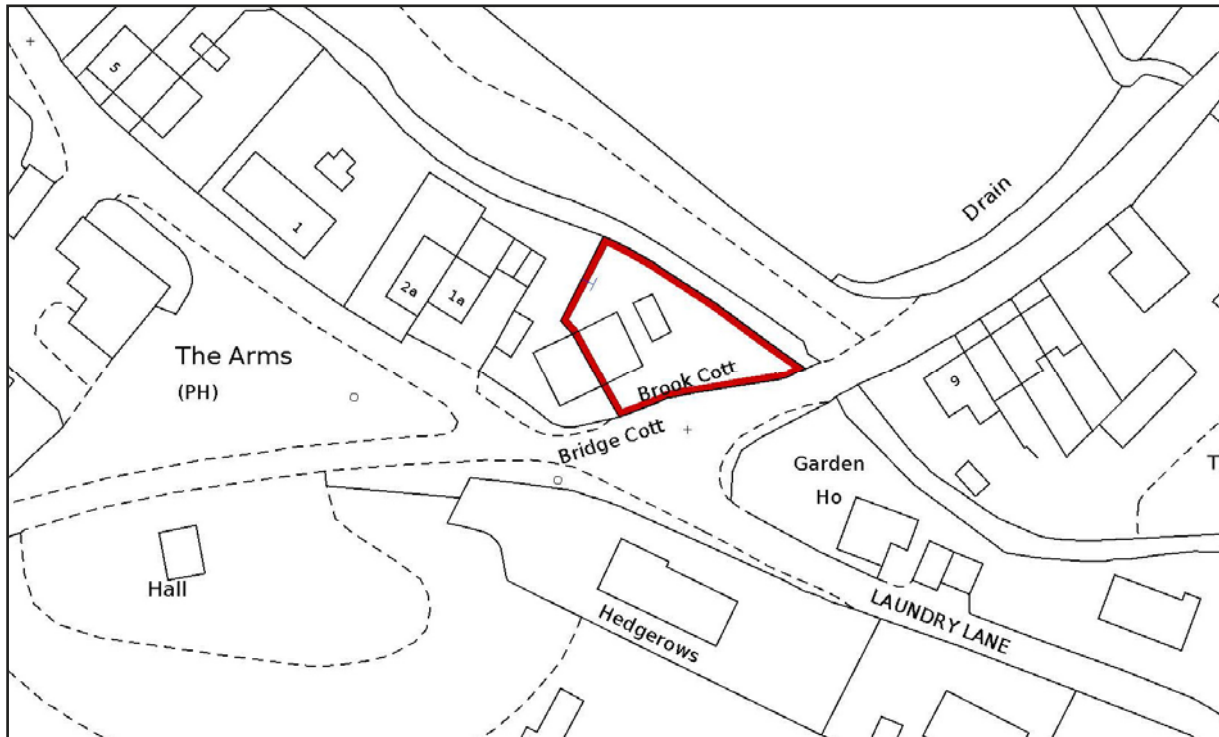
Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft



## First Floor



## Ground Floor



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Oil fired central heating system.

*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 = D (Copy available from the agents upon request)

*Council Tax* Band C; £1807.28 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

#### **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.

3. The timbers of the property have recently been woodworm treated.

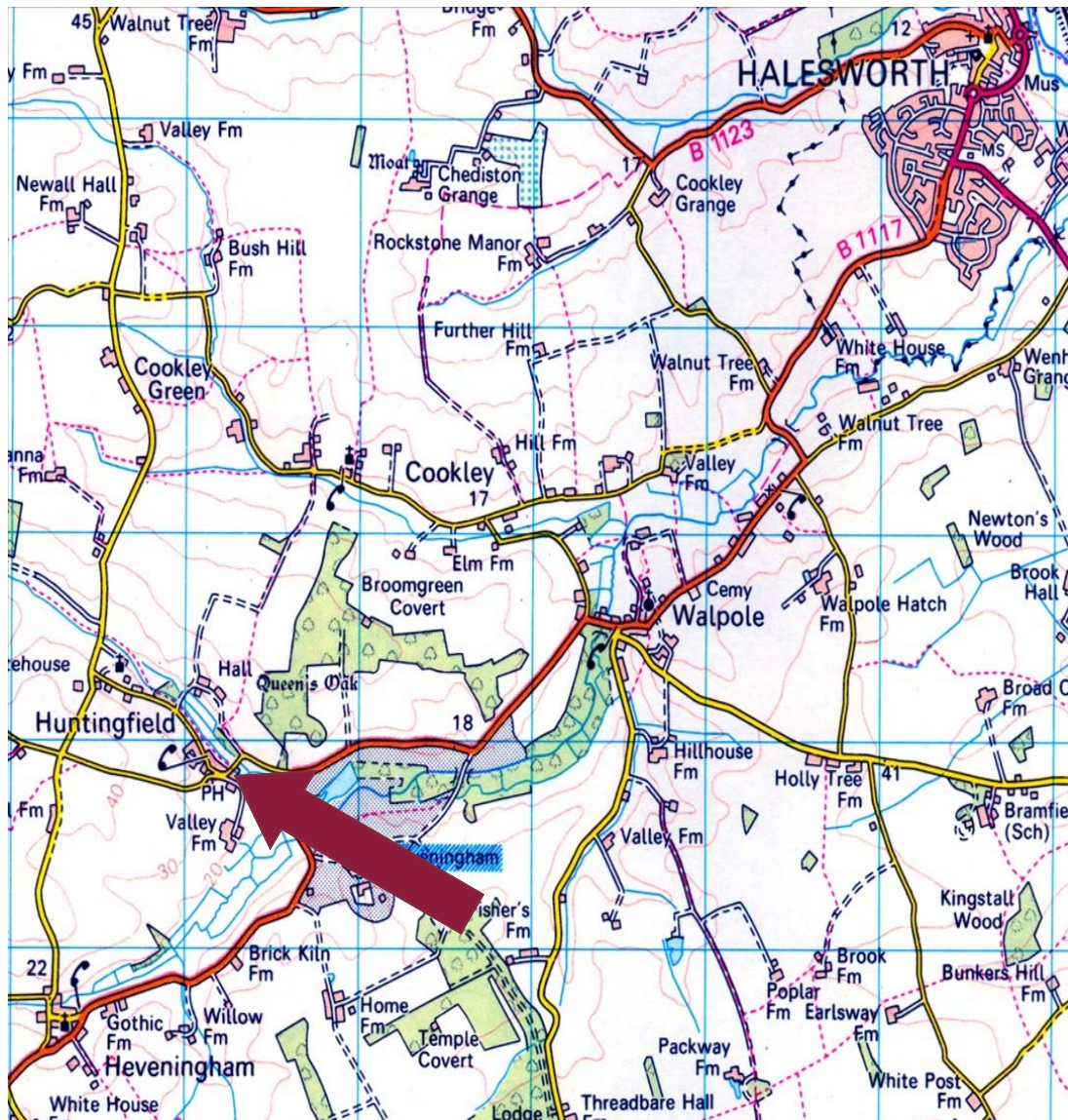
4. A copy of the letter from the Environment Agency is available from the agents. This suggest that the adjacent streams river bank requires remedial work. The vendor has commissioned a survey in this respect and have obtained a quote the work. These documents are available from the agent via email.

*July 2024*

**Directions**

Heading out of Halesworth on the B1117, head through the village of Walpole and continue towards Heveningham Hall. After just over a mile, take the turning on the right onto the single-track road towards Huntingfield and Cratfield. Entering the village of Huntingfield, the property will be the first house on the right, with its driveway just on the right side of the junction.

What3Words location: ///elite.overruns.disclose



Need to sell or buy furniture?  
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.