



Hackney Road

Peasenhall, Saxmundham, IP17 2HW

£300,000

beautifully refurbished cottage nestled in the picturesque village of Peasenhall, Suffolk. This property is not only in outstanding decorative order but also brims with character, making it an ideal full-time residence or a delightful country getaway. With a comprehensive refurbishment completed last year, including a modern kitchen, stylish bathroom, and a new oil-fired central heating system, this cottage is ready for you to move in and enjoy.



Property Features

- Character home
- Parking
- No onward chain
- Two double rooms
- Must be viewed

Full Description

Key Features:

- Inviting Living Space: Step through the front door into a spacious sitting/dining room, featuring an open fire, double aspect windows that flood the space with natural light, and charming exposed timbers. The staircase leads you to the first floor, enhancing the cottage's character.

- Functional Kitchen: The well-appointed kitchen boasts fitted cupboards with natural timber work surfaces, a deep glazed butler sink, and a stable door that opens to the outside, perfect for al fresco dining. An understair cupboard provides additional storage, while the small rear hallway features a brick floor and exposed studs, adding to the cottage's rustic charm.

- Comfortable Bedrooms: Ascend the staircase to find a

versatile landing that can serve as a bedroom or dressing room. This leads to two additional double bedrooms, each with unique features such as a bedroom fireplace and built-in cupboard, ensuring ample space for relaxation.

- Outdoor Oasis: The large rear garden is laid to lawn, offering a serene outdoor space for gardening or entertaining. A corrugated outhouse and an external oil-fired boiler add practicality to this charming setting. Additionally, a private parking space is conveniently accessed off Mill Road.

Prime Location:

Situated in the sought-after village of Peasenhall, you'll enjoy easy access to local amenities, including an excellent village shop, the renowned Emmets delicatessen, and a delightful tea shop. The village hall hosts various community events, fostering a warm and welcoming atmosphere. Just a short distance away, the village of Sibton features the White Horse public house, known for its extensive menu.

For your shopping needs, Waitrose and Tesco supermarkets are located in the nearby market town of Saxmundham, which also offers a railway station with services to London Liverpool Street in approximately two hours.

Explore the stunning East Suffolk Heritage Coast, with attractions such as the RSPB sanctuary at Minsmere and the historic coastal towns of Southwold and Aldeburgh, the latter renowned for its internationally acclaimed music festival.





GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 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.
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