



Middleton, East Suffolk,

Guide Price £550,000

- Exceptional Home with Private South Facing Gardens - NO ONWARD CHAIN
- Oil Fired Central Heating and Double Glazing
- Stylish Fitted Kitchen/Dining Room
- Elegant Reception Hall, Cloakroom and Utility Room
- Spacious Principal Bedroom with Ensuite
- 2 Further Bedrooms and family Bathroom
- Large, Well Established Private South Facing Garden
- Peaceful Village Location
- EPC - D

Rectory Road, Middleton, East Suffolk

A charming village house with beautiful south facing private gardens

Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house, farm shop. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich and the internationally renowned RSPB Bird Reserve at Minsmere.



Council Tax Band: E



DESCRIPTION

Firethorn Cottage is a delightful individual detached family home of exceptional quality, occupying a particularly attractive and private position in the heart of this charming East Suffolk village. Set well back from the road and approached through impressive double five-bar gates, the property is surrounded by beautifully landscaped gardens and enjoys a wonderful sense of seclusion. A broad resin-bound driveway provides generous parking and is framed by sweeping lawns, mature cherry trees and established screening hedging, creating an appealing approach to this elegant home.

The property itself is distinguished by attractive rendered elevations beneath steeply pitched pantile-covered roofs, combining traditional Suffolk character with a beautifully considered contemporary interior. High-quality timber casement double-glazed windows have recently been installed throughout, complementing the character of the house while enhancing comfort and efficiency.

The principal entrance opens into a particularly impressive reception hall, where the eye is immediately drawn through the house towards the terrace and beautiful garden beyond. This strong visual connection with the outside is a recurring feature of the property and gives the accommodation a wonderful feeling of space and light. The hall incorporates a cloakroom, excellent understairs storage and a staircase rising to the first floor, together with access to the kitchen.

The kitchen is a superb family and entertaining space, fitted with an attractive range of Shaker-style units beneath hardwood block work surfaces and incorporating a composite sink and a comprehensive range of integrated appliances. These include a concealed dishwasher and a Range Master range cooker with cooker hood over. Windows overlook the gardens to the side and rear, while glazed double doors open directly into the elegant living room. With its beautiful oak flooring, fireplace and wood-burning stove, this is a particularly welcoming room, with windows to two elevations and glazed doors opening onto the paved terrace and south-facing garden beyond. The arrangement creates an excellent flow between the principal living spaces and the outside, making the property equally suited to relaxed family life and entertaining.

A recently constructed extension off the kitchen provides a highly practical utility space. This has been thoughtfully designed with entrance doors to both the front and rear, a built-in boot box and extensive additional storage, together with woodblock work surfaces, Belfast-style sink and space for several appliances. It provides an excellent everyday entrance and is particularly well suited to family life, allowing coats, boots and household equipment to be kept away from the principal living

accommodation.

On the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom. The principal bedroom, formerly arranged as two rooms, has been cleverly remodelled to create a generous bedroom together with an excellent dressing area incorporating a comprehensive range of fitted wardrobes. Windows overlook the gardens and an elegant en suite shower room provides a walk-in shower, wash basin and WC. The second bedroom is another good-sized double room with a full range of fitted wardrobes and views across the garden. The third bedroom is currently arranged as a double bedroom/study and is a particularly characterful room, featuring a stunning vaulted ceiling with exposed timbers and an attractive outlook over the front garden.

The family bathroom is well proportioned and thoughtfully fitted with a separate bath and shower, concealed storage and windows on two elevations, providing excellent natural light.

The gardens are undoubtedly one of Firethorn Cottage's outstanding features. Professionally landscaped and planted some years ago, they have now matured into a wonderfully established and private garden of considerable charm and interest. A series of winding block-paved and cobbled pathways lead through the grounds, linking expanses of lawn with beautifully planted borders containing a wealth of flowering plants, shrubs and specimen trees. An ornamental pond adds further interest, while the gently rising garden provides a series of changing vistas and secluded areas in which to sit and enjoy the surroundings.

The principal pathway continues towards the upper part of the garden, where there is a delightful timber-framed and glazed summerhouse, together with a seating area providing a lovely place to relax and take in the garden. Further useful facilities include a garden storage area, greenhouse and a separate walled garden, the latter providing an ideal area for productive gardening with established fruit trees and raised vegetable beds.

The south-facing garden is both beautifully presented and exceptionally private, offering a rare combination of mature planting, attractive landscaping and practical outdoor spaces. It provides an outstanding setting for entertaining, al fresco dining or simply enjoying the tranquillity of the surroundings.

In all, Firethorn Cottage is an exceptional individual home that combines traditional Suffolk character with a high-quality and thoughtfully designed interior. Its superb

south-facing gardens, excellent privacy, generous parking and beautifully appointed accommodation make it a particularly special property, while its central position within this sought-after East Suffolk village provides the perfect setting from which to enjoy the surrounding countryside and the many attractions of the Suffolk Heritage Coast.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21193/RDB.

FIXTURES AND FITTINGS

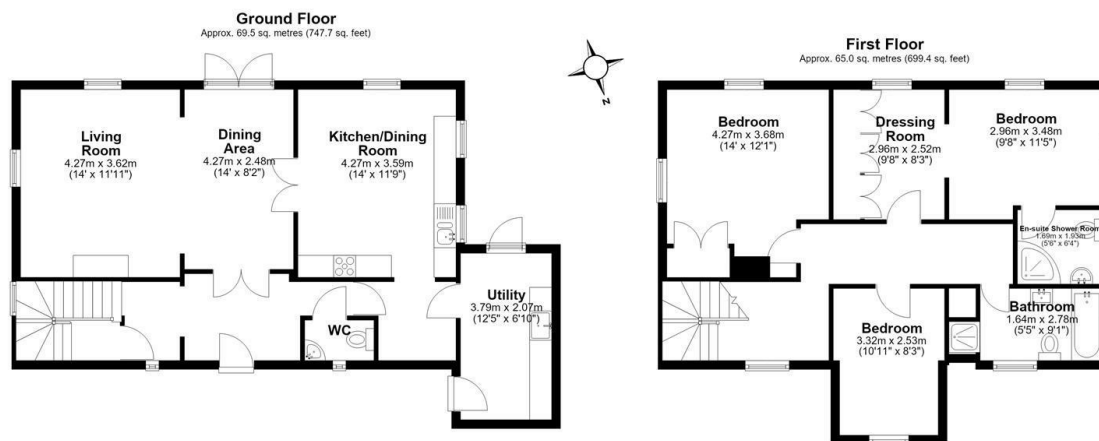
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ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £25 + VAT per applicant







Total area: approx. 134.4 sq. metres (1447.1 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com