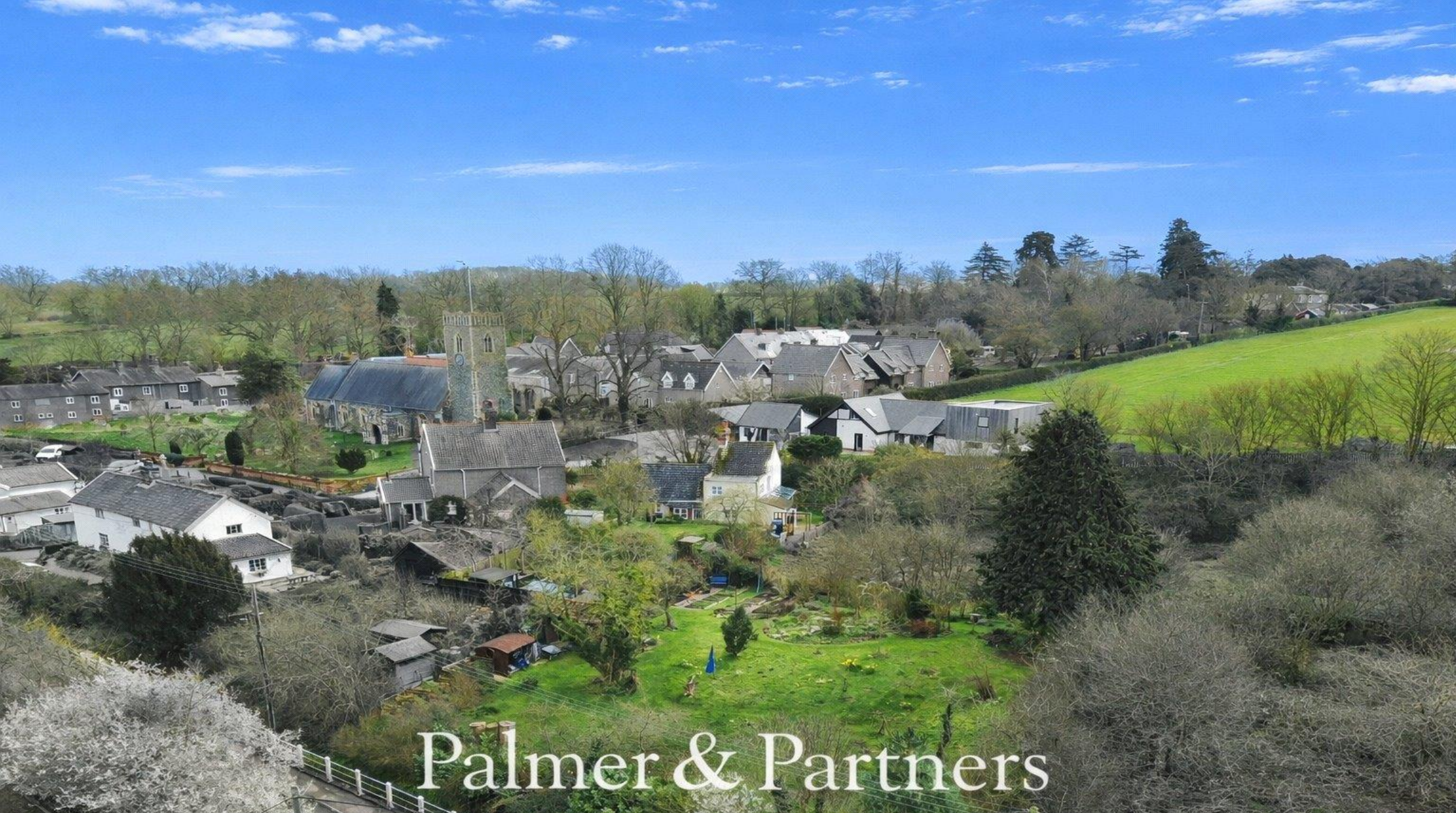




Palmer & Partners



Bruisyard Road, Peasenhall,
Saxmundham, Suffolk, IP17 2HP
Asking Price £500,000

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- Stunning Views
- Plot in Excess of Third of an Acre (STS)
- Attractive Detached Cottage
- Four Bedrooms
- 25ft Sitting Room
- Refitted Kitchen & Shower Room
- Modern First Floor Bathroom
- 25ft Reception Hall/Dining Area
- Exquisite Rear Garden
- Integral Garage & Off-Road Parking
- Oil-Fired Central Heating & Double-Glazing

This beautifully presented and characterful detached cottage sits in the heart of the idyllic village of Peasenhall, just a short stroll from local amenities, and has been owned by the current owners for 20 years. Originally dating back to the Victorian era, the property has been thoughtfully and sympathetically extended by the current owners, creating a generous four-bedroom home with well-balanced accommodation across both floors. Occupying a plot believed to extend to over one-third of an acre (subject to survey), the cottage enjoys truly stunning views and an exceptional rear garden that serves as one of its standout features. The grounds are arranged to offer a wonderful blend of formal garden, productive vegetable plots and a charming orchard, creating an inviting space for relaxation, gardening and outdoor living. Additional benefits include an integral garage, off-road parking, oil-fired central heating, and double-glazing.

An inviting 25ft reception hall/dining area with an impressive turning staircase sets the tone on arrival and provides access to a stylishly refitted shower room. The home offers excellent living space, including a generous 25ft dual-aspect sitting room with a feature wood-burning stove and a 20ft contemporary refitted kitchen/breakfast room designed for relaxed everyday living. A mezzanine landing leads to four well-proportioned bedrooms, all providing scenic views, and a modern family bathroom, completing the thoughtfully arranged first-floor layout.

Peasenhall is a popular village located approximately four miles from Yoxford, offering good access to the A12 commuter trunk road, and approximately six miles from Saxmundham, offering rail services to London Liverpool Street station. The village has a selection of shops and cafes and is surrounded by the beautiful Suffolk



countryside offering plenty of opportunity to leisurely walks.

Outside - Front: A block-paved driveway provides off-road parking with a wooden front door opening into:

Reception Hall/Dining Area: 25'8" x 8'3" (7.82m x 2.51m) An inviting room with oak flooring, a radiator, and ceiling inset spotlights, featuring a turning staircase leading to the first-floor mezzanine landing. There is a double-glazed window to the front and a double-glazed wooden door opening to the rear garden. Doors also provide access to the garage, shower room, and sitting room.

Garage: 18'8" x 9'9" (5.7m x 2.97m) There are double doors providing vehicular access, along with a wooden pedestrian door opening to the rear garden. A double-glazed window overlooks the rear aspect, and the garage benefits from power and

light, appliance space, and a wash hand basin.

Shower Room: The shower room has been stylishly refitted with a three-piece suite comprising a corner shower enclosure, low-level WC, and a vanity hand wash basin with storage beneath. Additional features include a heated towel rail, tiled flooring with part-tiled walls, ceiling inset spotlights, an extractor fan, and a double-glazed window to the rear aspect.

Sitting Room: 25'10" x 12'6" (7.87m x 3.8m) A beautifully appointed dual-aspect room featuring a double-glazed front window with bespoke half-height wooden shutters, a further double-glazed window to the side, and double-glazed French doors that open seamlessly onto the garden. The sitting room features a wood-burning stove, bespoke double cupboard and shelving, ceiling inset spotlights and is complemented by oak flooring throughout. A door leads to:



Kitchen/Breakfast Room: 20' x 11'2" (6.1m x 3.4m) The kitchen has been thoughtfully refitted with a contemporary range of eye and base units, complemented by wood-effect work surfaces with matching upstands and a one-and-a-half bowl stainless steel sink and drainer. There is space for an electric cooker with a metro tile splashback and built-in extractor hood above, along with space for a fridge freezer and plumbing for a slimline dishwasher. Additional features include a floor-mounted Worcester oil-fired boiler, a radiator, a double-glazed window overlooking the rear garden, and double-glazed French doors opening out to the terrace.

First Floor Mezzanine Landing: Velux window and doors to the bedrooms and bathroom.

Bedroom: 12'6" x 11' (3.8m x 3.35m) Double-glazed window to the front aspect with bespoke half-height wooden shutters, a radiator, and ceiling inset spotlights.

Bedroom: 12'5" x 9'2" (3.78m x 2.8m) Double-glazed window to the side aspect with stunning views, a radiator, and ceiling inset spotlights.

Bedroom: 11' x 7'1" (3.35m x 2.16m) Double-glazed window to the side aspect with stunning views, a radiator, and ceiling inset spotlights.

Bedroom: 11'2" x 9'7" (3.4m x 2.92m) Velux window, eaves storage, a radiator, and the room has a height restriction.

Family Bathroom: A beautifully appointed bathroom featuring a modern three-piece suite comprising a bath with shower attachment, low-level WC with concealed cistern, and a vanity washbasin with storage below. The space is finished with stylish metro-tile splashbacks, laminate flooring, and ceiling inset spotlights. Additional benefits include a heated towel rail and a double-glazed rear aspect window providing natural light and ventilation.

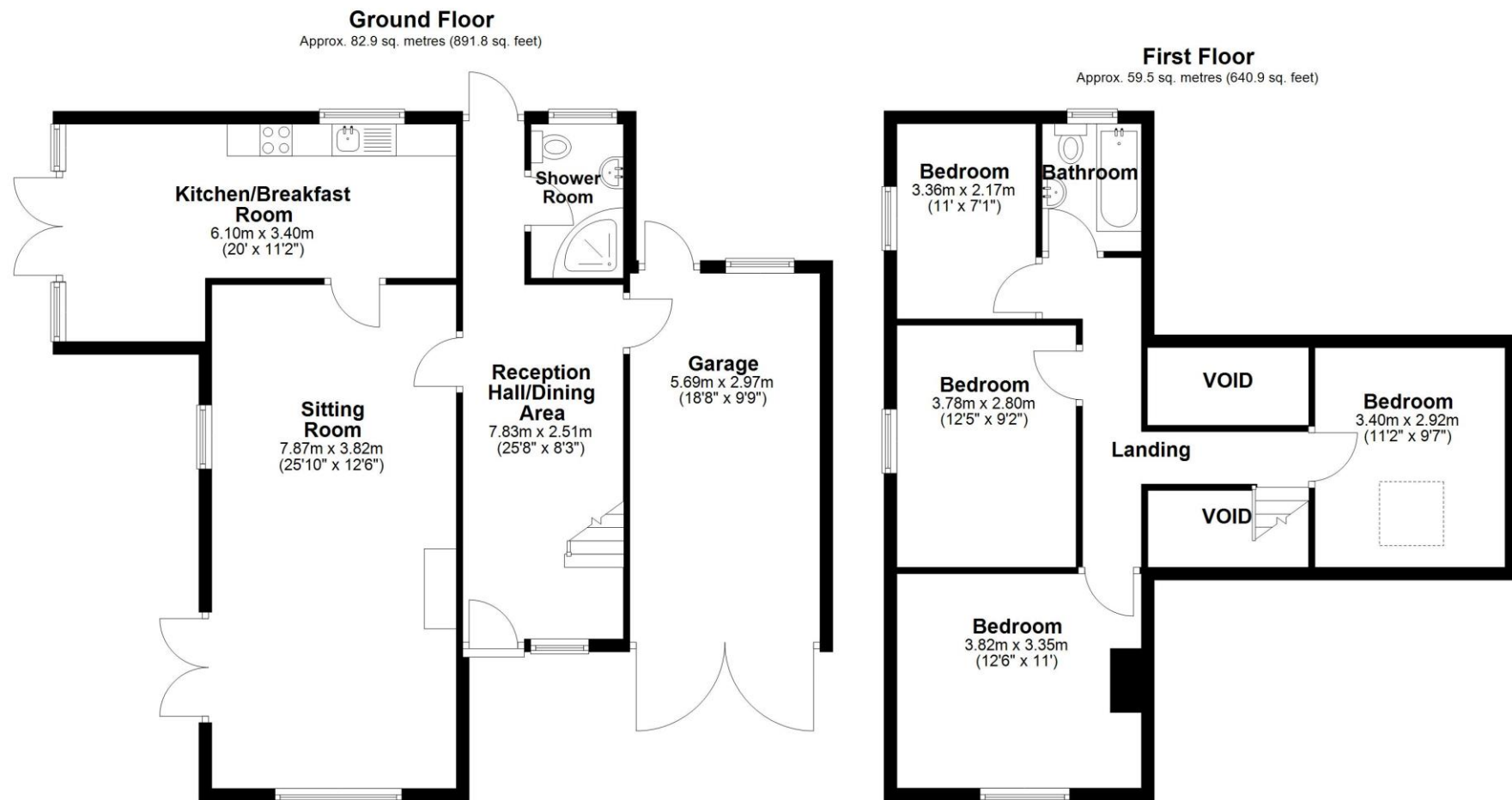


Outside - Rear: Set within a plot of over one-third of an acre (subject to survey), the garden feels like a private sanctuary—beautifully arranged to offer places to relax, unwind, and immerse yourself in nature. Immediately behind the house, the formal garden opens out into an inviting stretch of lawn framed by generous flowerbeds and mature shrubs, creating a calm, green backdrop for everyday living.

For those who love to grow their own produce, the garden offers two productive vegetable plots, complemented by mature trees and hedgerow. A charming side patio—accessed directly from the kitchen/breakfast room—makes alfresco breakfasts or evening meals feel effortless. The space is thoughtfully equipped with outside lighting and tap, multiple sheds and outbuildings including a greenhouse and a wood store, while a pergola adds a lovely architectural flourish.

Wander further and the garden reveals its most enchanting feature: a sizeable orchard dotted with quince, apple, and pear trees, interwoven with wildflowers that bring colour and life through the seasons. It is a place to stroll, to forage, or simply to sit and enjoy the tranquillity.

Fully enclosed and offering a beautifully framed outlook towards the church, the garden provides a serene and picturesque setting—perfect for slow mornings, long summer afternoons, and relaxed gatherings with family and friends.



Total area: approx. 142.4 sq. metres (1532.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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