



## Long View Cottage Stradbroke Road, Syleham - IP21 4LZ

OIRO- £425,000 Freehold

Set in a peaceful rural location with wide-reaching views over open fields, this charming detached cottage offers a wonderful sense of space, privacy, and comfort. Inside, the home is filled with natural light and period character, featuring a welcoming lounge and dining room, each with a woodburner, along with three generous double bedrooms, two of which include their own en-suite WCs. The kitchen is both practical and inviting, complemented by a useful utility room, while the conservatory takes full advantage of the 180-degree countryside views. A well-appointed family bathroom completes the layout. Outside, the wrap-around garden is beautifully established with mature trees and planting.

A large, fully powered shed/workshop offers excellent versatility, while the shingle driveway and carport provide ample off-road parking.



## Location

Stradbroke Road in Syleham offers a charming rural setting surrounded by the picturesque countryside of the Waveney Valley. This peaceful Suffolk village provides a wonderful sense of community and easy access to walking trails, scenic river views, and open farmland. Just a short drive away, the well-served town of Harleston offers a range of independent shops, cafés, a supermarket, and local schools, while nearby Stradbroke boasts additional amenities including a leisure centre, a high school, and a popular village pub. The location is ideal for those seeking countryside living with convenient links to Diss and the A140, offering rail connections to Norwich, Ipswich, and London Liverpool Street.



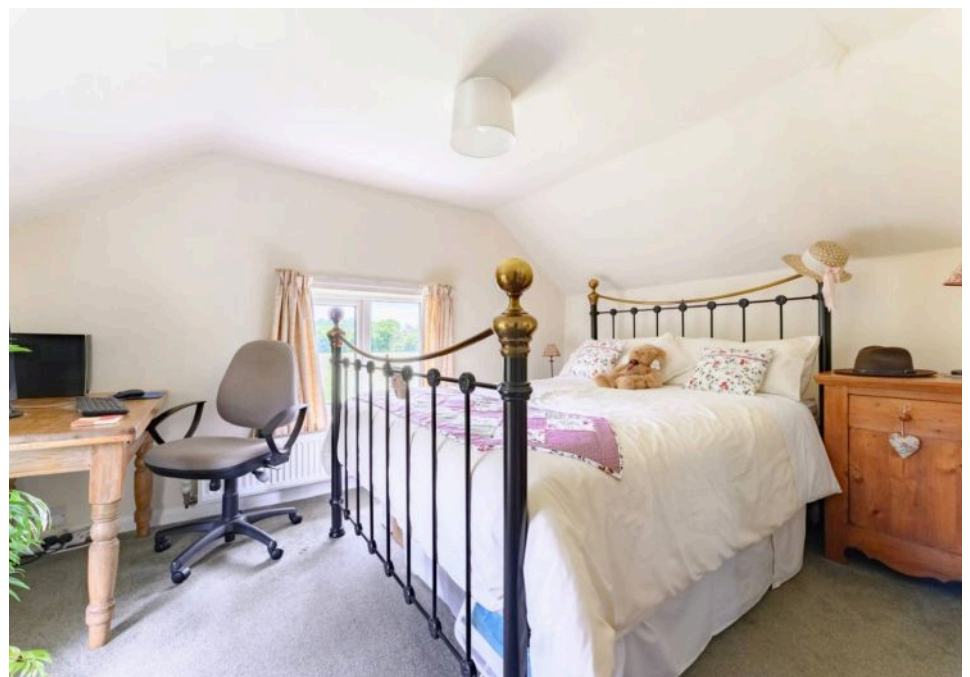
## Agents notes

We understand that the property will be sold freehold, connected to main services water and electricity.

The property is served by a septic tank.

Heating system- Oil Central Heating

Council Tax Band- D





### Stradbroke Road, Syleham

Step inside and feel instantly welcomed by the warmth and character that define this home. The lounge is bright and inviting, with dual-aspect windows allowing plenty of natural light. A brick fireplace with a woodburner and wood mantels adds a focal point, complemented by exposed beams and soft carpet underfoot that enhance the cosy feel. It's a comfortable and peaceful space, ideal for relaxing at any time of day.

The dining room continues the cottage's period charm with another fireplace with a woodburner, matching exposed beams, and views over the garden. There is ample space for a large dining table, making it ideal for hosting family meals or entertaining guests. This room also provides access to the staircase and flows into the kitchen.

The kitchen is a practical and inviting space, fitted with wood units and ample counter space that make it ideal for everyday use. A tiled backsplash and tiled floors add both durability and style, while a chimney recess with wood detailing provides a natural focal point, perfect for positioning a range-style cooker or hob. Subtle inset lighting keeps the space bright, and a separate utility room offers extra room for appliances and storage, with plumbing for a washing machine, helping to keep the kitchen organised and clutter-free.

At the rear of the home, the conservatory enjoys wide-reaching, 180-degree views across open countryside. Flooded with natural light through large windows, it offers a bright and comfortable space to sit and unwind. Practical tiled flooring runs underfoot, and a door provides direct access to the garden.

Completing the ground floor, the well-appointed family bathroom is finished with tiled floors and partially tiled walls. It features a glass-enclosed shower with a mains-fed fixture, a separate bath with shower attachment, underfloor heating for added comfort, and both a heated towel rail and a radiator.

Upstairs, all three double bedrooms are generously sized and filled with natural light. The rear-facing room enjoys open field views and benefits from an en-suite WC with hand basin, while another bedroom also features its own en-suite. Each room is finished with soft carpet flooring and has been carefully styled to suit the relaxed feel of the home. Additionally, the property benefits from double glazing throughout.

Outside, the gardens are a true highlight, wrapping around the home and offering a wonderful sense of space and privacy. Mature trees, established shrubs, and well-kept planting create a lush, inviting setting, while tall hedging provides natural screening from the surroundings. There are plenty of places to sit and enjoy the views or soak up the sun throughout the day. A large, fully powered shed/workshop offers excellent space for storage, hobbies, or practical use, while an external-access store, forming part of the house, provides additional useful storage.

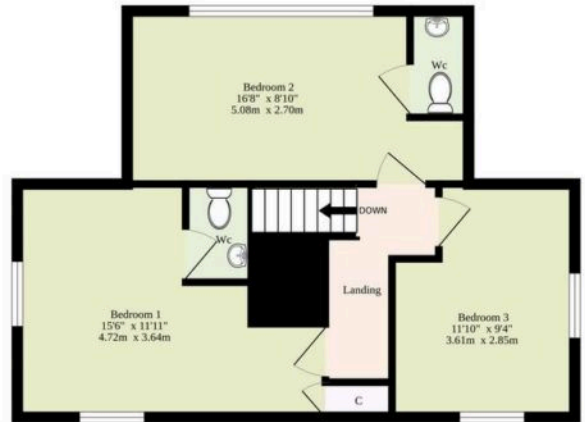
The rear of the garden opens out to beautiful field views, adding to the rural charm, and a wide shingle driveway with carport provides generous off-road parking.



**Ground Floor**  
555 sq.ft. (51.6 sq.m.) approx.



**1st Floor**  
482 sq.ft. (44.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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