



Wayside Cottage, Dennington, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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A pretty "chocolate box" Grade II Listed cottage in the heart of Dennington **\*\*TWO RECEPTION ROOMS  
\*\*STUNNING COURTYARD GARDEN\*\*NO ONWARD CHAIN\*\*MOTIVATED SELLERS**

**LOCATION** Dennington is a lovely village and benefits from The Dennington Queen public house, St. Mary's Church, a very active village hall and The Neathouse café. There is a nursery and primary school with secondary schools in Framlingham which is just over 2 miles away. The market town of Framlingham is well known for its twelfth century castle and church and Market Hill which is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



**GUIDE PRICE: £315,000**

- **Sitting Room**
- **Dining Room**
- **Kitchen**
- **Utility Room**
- **Downstairs Bathroom**
- **Principal Bedroom**
- **Two Further Bedrooms**
- **Stunning Courtyard Garden**





**WAYSIDE COTTAGE - INTERIOR** On entering Wayside there is a welcoming Sitting Room with a wood burner sitting on a brick hearth with a wood beam and shelf over. A window to the front overlooks The Green and Church. There is Karndean flooring and in the corner of the room is a large understairs cupboard which is shelved and has lighting. An opening leads into the Dining Room which is dual aspect and has a deep recess perfect for a Study area. There is quarry tiled flooring and a wood burner sitting in a brick fireplace and to the right an alcove would have originally housed a bread oven. The Kitchen opens from the Sitting Room and has a range of solid wood and contemporary stainless-steel units, a ceramic double sink with mixer tap over and window above overlooking the delightful rear courtyard. There is an eye level electric oven and further electric oven with induction hob above, integrated dishwasher and there is space for a fridge/freezer, above the units are shelves perfect for storage. A door leads through into the Utility Room which has space for a washing machine and tumble dryer with a window above and a stable door giving access to the courtyard garden. The bathroom leading off the Utility Room has a bath with shower over and shower screen to side, wc and wash hand basin, storage cupboards and heated towel rail. A door from the Sitting Room leads to the staircase rising up to the first floor and there is a window on the staircase. Bedroom Three has stunning floorboards, which run throughout the first floor, and has a curtain to segregate the sleeping area as does Bedroom Two which has a window to the front. Please note that this is currently used as a dressing area. A further doorway leads through to the Main Bedroom which has a window to the front and is of a good size. There is the possibility of taking out the wardrobe area in the corner of this room and making a separate staircase back down into the Dining subject to the necessary planning, if required. This completes the accommodation which would suit a variety of purchasers who love a character cottage with fabulous beams, stud work and floorboards.



**WAYSIDE COTTAGE - EXTERIOR** To the front of the property is a picket fence with a pretty cottage garden. To the right of the cottage is a gate having pedestrian access over next door leading to a rear gate to the lovely, newly built, courtyard garden with a built-in table and seating area, covered area for wheelie bins, large shed and hidden washing line. The courtyard attracts all day sun.

**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk

Tax Band: C

EPC: Exempt

Postcode: IP13 8AP

**SERVICES** Mains drains, water and electricity, Oil fired central heating, Wood burners to the Sitting Room and Dining Room.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

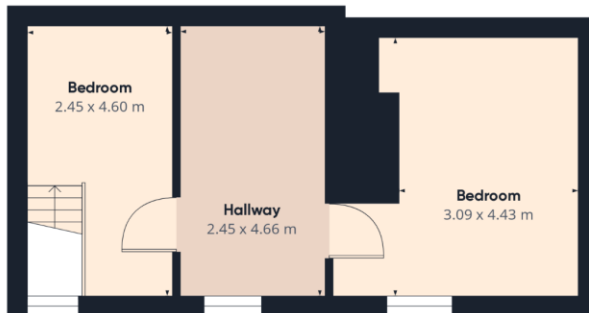








Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
91.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

**Huntingfield Estates**

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