



The Pightle, Westleton, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A fantastic opportunity to live in the well renowned village of Westleton. The Pightle is in need of total modernisation. \*\*SITS IN A PLOT OF JUST UNDER QUARTER OF AN ACRE (STS)\*\*NO ONWARD CHAIN\*\***

**LOCATION** The quintessential village of Westleton is set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and is home to Westleton Heath Nature Reserve and one of the RSPB's flagship reserves, Minsmere; the village is ideally positioned for the beaches at Dunwich, Southwold and Aldeburgh being just a short drive away. Westleton is home to two pubs, the White Horse and The Westleton Crown, a historic coaching inn which dates to the 12th century; and St. Peters Church, which dates back to the 14th century. Saxmundham which has a train station to London Liverpool Street, via Ipswich, is just over seven miles away and benefits from a Waitrose and Tesco's supermarket, independent shops and restaurants.

- **Entrance Hall**
- **Drawing Room**
- **Generous Sitting & Dining Rooms**
- **Large Kitchen**
- **Family Room/Bedroom 4**
- **Utility Room & Downstairs Shower Room**
- **Main Bedroom**
- **Bedroom 2 & Bedroom 3/Study**
- **Plot just under 0.25 acres (sts)**
- **PROJECT IN NEED OF TOTAL MODERNISATION**



**THE PIGHTLE - INTERIOR** Up a couple of steps to the Entrance Door you are welcomed into a spacious Entrance Hall with a deep, shelved cupboard and stairs rising to the first floor. To the left is the spacious Sitting Room being light and airy having a window to the front, two diamond windows either side of the blocked fireplace and sliding doors out to the rear patio and garden beyond. To the right of the Entrance Hall is a Dining Room/Bedroom 5 with a bay window. The Kitchen/Breakfast room is of a generous size with a range of pine wall and base units with laminate worktops over, understairs storage cupboard, stainless steel one and a half bowl sink unit with taps above, a fairly new boiler, and two large windows overlooking the rear garden. There is space for a dishwasher and under counter fridge. A glazed door leads through to the Family Room/Bedroom 3 which has mirrored wardrobes and sliding doors out to the rear garden. A further door leads into a spacious Utility Room with a range of white cupboards, stainless steel sink and taps with window above, pulley maid and two doors one leading into the integral garage with a window to the rear and the other leading into a Shower Room with corner shower, wc, wash hand basin and heated towel rail and a door leading back out in the Entrance Hall. Upstairs there is a long landing with a window overlooking the garden and a separate wc, built in wardrobe cupboards to one wall with hanging rails and a further large storage cupboard. The Main Bedroom has built in wardrobes to one wall, is light and airy being dual aspect and a wash hand basin in a vanity unit with a shelf above. Bedroom 2 has a Velux window and a window overlooking the front and Bedroom 3/Study is a further double with eaves cupboards to both sides and a further wardrobe cupboard, a window overlooks the front. This completes the accommodation for this property which would suit a variety of purchasers for a family home, weekend retreat and will be snapped up quickly so book now for a viewing. Call 01728 724566.



**THE PIGHTLE - EXTERIOR** A five bar gate opens out onto a spacious parking area and to a garage with electric roller door. There is a deep flower bed with sleepers to the right and a gate leads into the rear garden which has a summerhouse, variety of sheds, patio area and in total the plot is just under a quarter of an acre (sts).

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

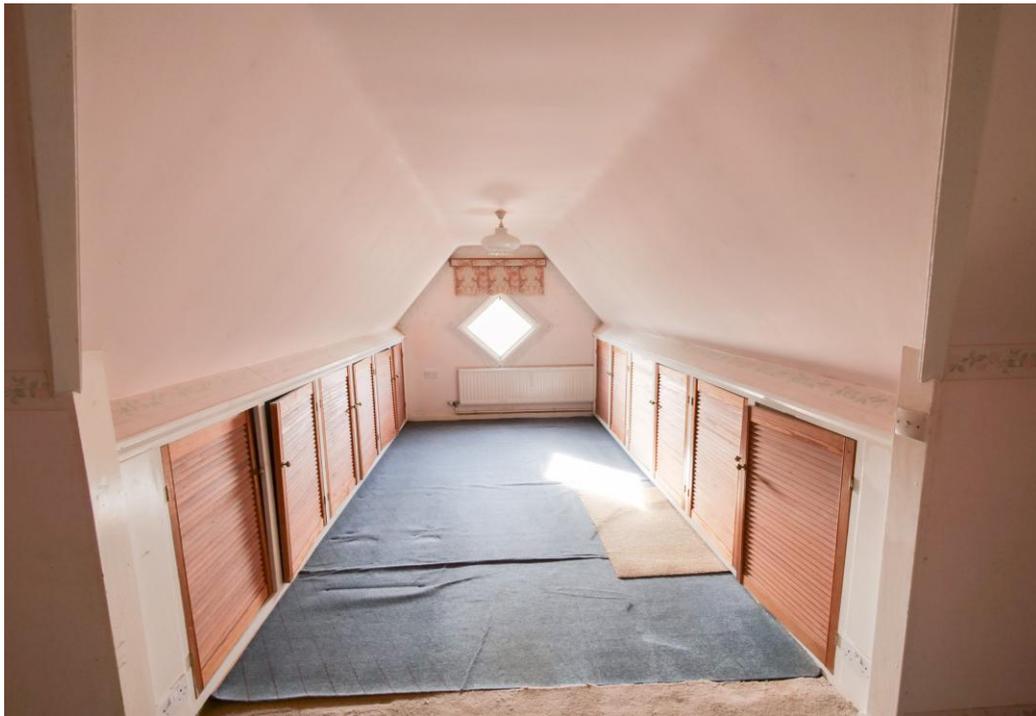
**SERVICES** Mains drains, water and electricity, part double glazed and LPG Central Heating

**LOCAL AUTHORITY** East Suffolk Council      **Tax Band:** F      **EPC:** TBC      **Postcode:** IP17 3BA

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are included in the sale.

**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>(1)</sup>

188.31 m<sup>2</sup>

Reduced headroom

6.78 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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