

# HARDIMANS



**Sans Souci Blackheath Road**  
Wenhaston, Halesworth, IP19 9HB  
**£365,000**





## Sans Souci Blackheath Road, Wenhaston, Halesworth, Suffolk, IP19 9HB

An attractive cottage style home situated in one of the nicest positions in the village of Wenhaston. The property is located adjacent to a rural track providing easy access to BLACK HEATH COMMON, a natural wildlife haven perfect for birdwatching, walking the dog and generally just chilling out. Excellent ales and pub grub can be enjoyed if you visit the village pub, 'Star Inn' which is only a short stroll away. In addition, the property has the benefit of 8 solar panels, and together with high levels of insulation, make this an extremely efficient and cheap home to run.

The picturesque Suffolk coastline, including Southwold is only a short drive away. The busy market town of Halesworth provides all main facilities including good transport links via its railway station, and this is only 3 miles distant.

It is not often an opportunity arises to acquire such a unique property in such a desirable village and an early viewing is highly recommended.

**Composite door with sealed unit double glazing, up**

### **SPACIOUS ENTRANCE HALL**

7'5" x 5'7" (2.26 x 1.70 (2.25 x 1.71))

wood effect flooring, fuse box, feature high ceiling with inset spot lighting, radiator.







### **SPACIOUS INNER HALLWAY**

15'0" x 7'8" max (4.57 x 2.34 max(4.58 x 2.33))

with wood effect flooring, stairs to first floor, walk-in cupboard space under also housing a hot water storage tank and pressurised system, central heating timer controls, radiator.

### **LOUNGE**

18'1" x 15'3" (5.51 x 4.65 (5.52 x 4.64))

wood effect flooring, 2 radiators, tv point, upvc double glazed french doors, upvc side window.

### **SPACIOUS KITCHEN/DINER**

24'8" x 8'0" (7.52 x 2.44)

fitted in a range of Howdens oak fronted units, solid Butchers block hardwood worktops, Butlers sink, hot and cold mixer tap, recess and plumbing for automatic washing machine, Neff 4 burner ceramic hob, glass splashbacks, concealed extractor, single oven/grill, part vaulted ceiling with a double glazed velux window, radiator, wood effect flooring, upvc french doors to rear garden.

### **STUDY**

7'1" x 8'5" (2.16 x 2.57 (2.17 x 2.56))

upvc double glazed window, radiator, telephone point, wood effect flooring.





### **SHOWER ROOM**

6'11" x 6'2" (2.11 x 1.88)

double walk-in shower cubicle with thermostatic shower unit and over drencher, low level wc, pedestal washbasin, hot and cold, chrome towel rail/radiator, extractor fan, inset ceiling spot lighting, upvc opaque glazed window.

### **STAIRS TO FIRST FLOOR AND SPACIOUS LANDING**

with radiator.

### **MASTER BEDROOM**

15'1" x 13'1" (4.60 x 3.99)

upvc double glazed window, radiator, tv point.

### **BEDROOM 2**

13'5" x 10'8" (4.09 x 3.25 (4.08 x 3.26))

dormer window with upvc double glazing, radiator, tv point.

### **BEDROOM 3**

14'3" x 8'0" (4.34 x 2.44 (4.35 x 2.43))

dormer window with upvc double glazing, radiator, tv point.

### **FAMILY BATHROOM**

8'0" x 6'4" (2.44 x 1.93)

P shaped shower bath, hot and cold taps, thermostatic shower unit, contoured shower screen, low level wc, pedestal washbasin, hot and cold, polished tiled floor, extractor fan, chrome towel rail/radiator.





## NEARBY COUNTRYSIDE VIEWS



## OUTSIDE

To the front, garden area, paved pathway, courtesy lighting. To the side, driveway providing ample car standing. To the rear, gravelled pathways, courtesy lighting, sleeper steps to a raised lawned garden, pvc oil storage tank. Note: The property has a sunny rear aspect.

## DIRECTIONS

Travelling South on the A12, take your bearings from the Blythburgh White Heart Public House, continue along the A12 for .4 miles looking out for a right turn sign posted Wenhaston and Wooten Nursery, once on the B1123, continue for 1.3 miles passing by Wooten Nursery. Just before The Star Inn Public House, turn left into Blackheath Road and the property will be found .1 mile on your right hand side.

F I N D U S :  
What3Words://rots.textiles.contained

## SOLAR PANEL

The property has the benefit of 8 solar panels which provide free daytime electricity, and this combined with very high levels of insulation, make this a very economical home to run. We are informed by the vendor his annual electricity costs are approx £350.

## COUNCIL TAX BAND

D



## TENURE

Freehold

## MATERIAL INFO

This property has:

Solar Panel assisted Mains Electric, water & sewerage, Oil fired boiler (for heating and hot water)

Flood Risk Info: Very low

\* Broadband: Superfast 80mbps download 20mbps upload

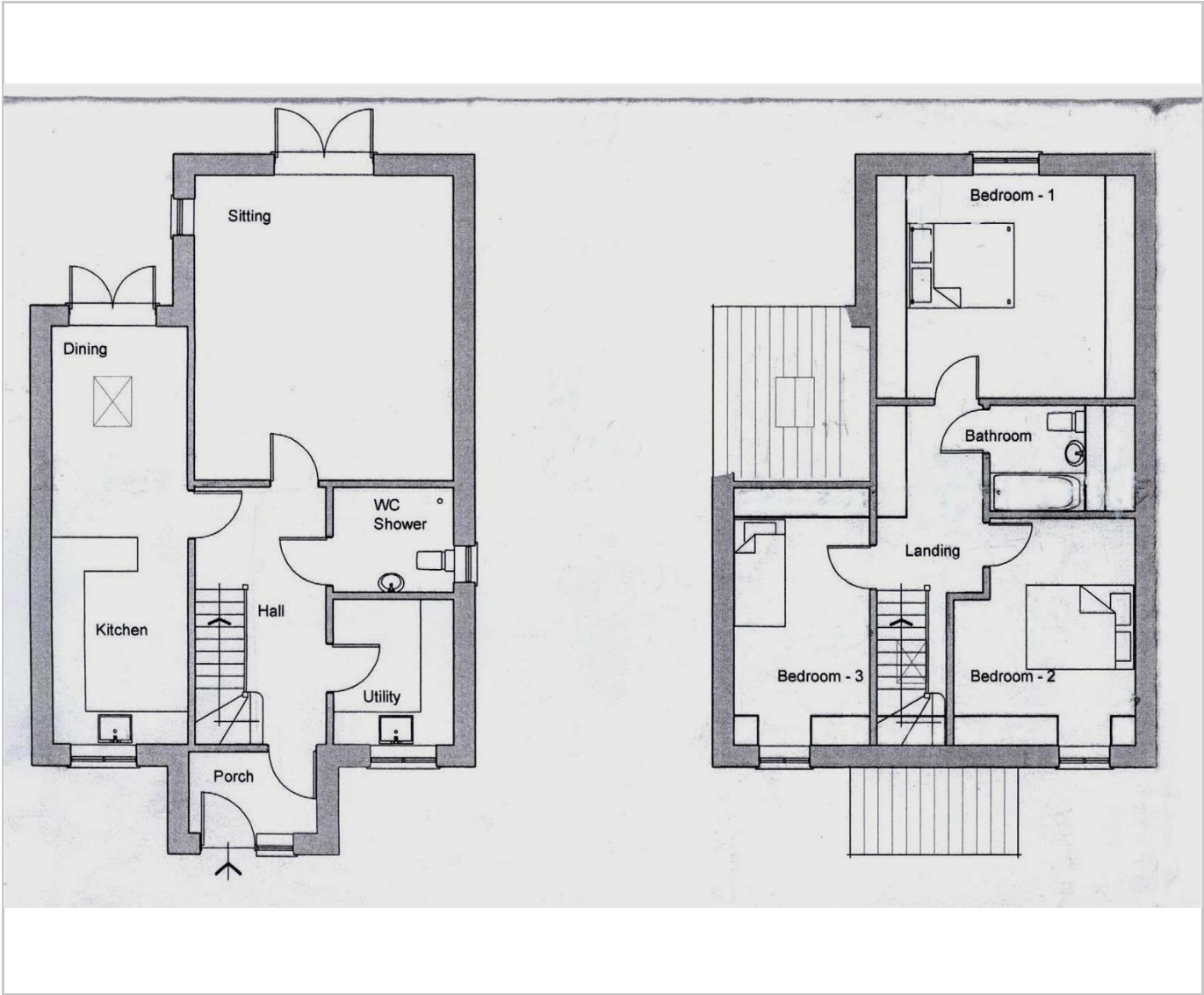
\* Mobile: Three, 02, Vodafone likely in this area, EE limited.

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.





Floor Plan

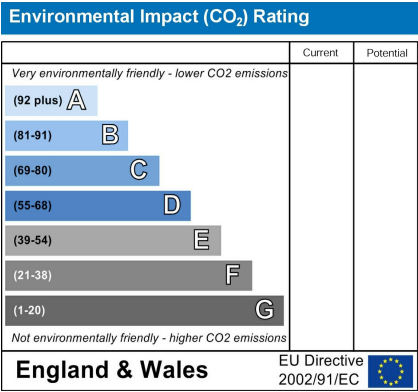
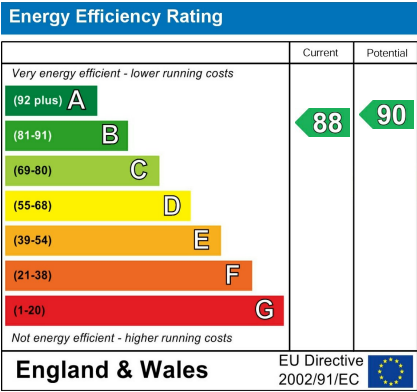




Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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