

oakheart



£300,000

Guide Price
Liston, Sudbury



£300,000 - £315,000 A rare opportunity to acquire a delightful two-bedroom mid-terrace cottage, enviably positioned in the picturesque village of Liston, directly overlooking Liston Church. This charming property offers characterful living and a fantastic additional feature in the form of a separate garden studio which offers versatility for new owners who may wish to work from home, enjoy a home gym or need a studio.

The idyllic countryside residence is steeped in history sat on grounds opposite the Village Church. It dates back to the early 1800's and may be perfect as a first home or the most enviable Air BnB investment opportunity. The ground floor presents a traditional layout, beginning with a cosy yet

spacious Living Room/Diner, perfect for both relaxing and entertaining. It boasts a log burning stove in the living room, alongside wood effect flooring, accent coloured walls, a built in media cupboard and fitted shelving for books and ornaments.

Moving towards the rear, you will find a functional boot room leading into the compact but efficient kitchen. It is designed in a sympathetic nature to the period of the house with features that comprise: Dark wood effect work tops, cream shaker style kitchen units, a ceramic white sink and drainer unit, painted ceiling beams, and space for kitchen appliances.

On the first floor there are two sensibly sized bedrooms. The main bedroom

offers a peaceful retreat with fitted storage, while the second bedroom is ideal as a guest room, child's room, or home office. A well-appointed bathroom completes the upstairs accommodation.

Externally, the property is a true countryside gem. Beyond the main garden area, there is a separate, dedicated studio—a versatile space perfect for a home office, hobby room, or gym. Beyond the studio, a secondary garden space opens up, offering a truly tranquil setting that backs onto open fields, providing beautiful views and a peaceful, private sanctuary.











Approximate total area⁽¹⁾
70.5 m²
757 ft²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	56	84
England & Wales	EU Directive 2002/91/EC	

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