

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

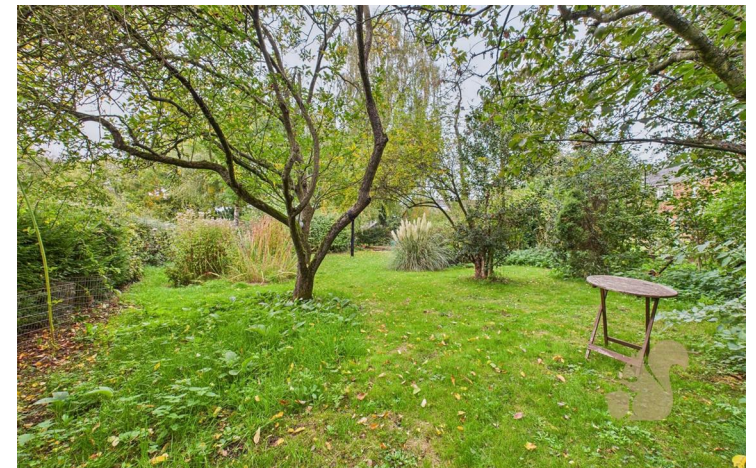
spacious Living Room/Diner, perfect for both relaxing and entertaining. It boasts a log burning stove in the living room, alongside wood effect flooring, accent coloured walls, a built in media cupboard and fitted shelving for books and ornaments.

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.











Floor 1 Building 1



Ground Floor Building 2

oakheart

Approximate total area⁽¹⁾

70.5 m²757 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	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 		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart