

Coles Hill  
Wenhaston  
Halesworth  
IP19 9DS



# Coles Hill

## Guide Price £500,000

### The stunning fully renovated cottage...

Newson's Cottage is a beautifully updated character cottage, originally constructed in 1790 and subsequently renovated to retain its historical charm. This spacious property offers four generous bedrooms, four reception rooms, a recently installed shower room, and two WC cloakrooms, providing a high degree of flexibility for use as a primary residence or as a holiday retreat.

Upon entering from the front driveway, guests are welcomed into a lobby, leading to the living quarters on the left and the kitchen on the right. The dining room, featuring exposed beams and brickwork, leads to both the lounge and the garden room, the former boasting a cosy fireplace and timbered opening to a sitting room/snug. The garden room, a modern addition, provides direct access to the rear garden and decked area via bi-fold doors. The kitchen, with its dual-aspect design and clever storage solutions, offers a blend of functionality and character.

The upper level includes the master bedroom and bedroom three, both accessed from the main staircase, and bedrooms two and four, along with a shower room accessible from the secondary staircase. The master bedroom, a bright and stylish space, features a newly installed WC ensuite. The newly installed three piece shower room has a huge walk-in shower enclosure with a fixed glass screen, lovely aqua-coloured glazed tiles, a traditional-style shower mixer with a handheld shower and a rainfall showerhead. The basin is set under the marble top of a bespoke vanity unit.

The property's rear garden is a standout feature, with a large decked area, well-maintained lawn, raised planting beds, a greenhouse, and a spacious summerhouse with a wood burner - perfect for year-round entertainment or as a versatile workspace. Furthermore, the property includes a front & side driveway for four cars.

Wenhaston is a vibrant village known for its strong sense of community, featuring two welcoming pubs within walking distance, a village hall, post office, and village store. For additional amenities, the town of Halesworth is just a short car journey away. Additionally, the stunning Heritage Coast, including popular destinations like Dunwich, Southwold, and Walberswick, is easily accessible within a short drive.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band C

Local Authority  
East Suffolk

Council Tax Band C

EPC Rating E

