

Gorse  
Cottage Blackheath  
Wenhaston  
Halesworth



# Gorse Cottage Blackheath

## Guide Price £575,000

### The spacious home in a secluded position...

Situated in the serene vicinity of Blackheath, Wenhaston, Gorse Cottage is a remarkable property exuding brightness and space. Built in 2010 by the current owners, this home offers a comfortable family living experience with expansive areas perfect for gatherings. The highlight of the property is the stunning garden room, providing ample space for family activities and relaxation.

Upon entering through the spacious porch, you are greeted by an inviting hall leading to the kitchen/breakfast room and the triple-aspect lounge. The lounge boasts abundant natural light and French doors opening into the garden room, creating a seamless indoor-outdoor connection. The garden room is vast and has plenty of space to dine and relax, with french doors out the rear, underfloor heating, and is flooded with natural light, perfect for those who enjoy houseplants. The kitchen is well-equipped with integrated appliances, granite worktops, and a breakfast island. A separate utility room and a WC cloakroom add to the practicality of the space.

Upstairs, the property features three generously sized bedrooms. The master bedroom offers dual aspects with great views, built-in storage, and a large ensuite shower room. The second bedroom is a spacious double, while the third bedroom enjoys picturesque views over Blackheath. The family bathroom is elegantly appointed with a roll-top bath and stylish fixtures.

Outside, Gorse Cottage is enveloped by brick walls and fencing, with ample parking space on cobbled pavours and a large detached single garage at the rear. The tranquil secret garden space behind the garage features mature tropical plants, a patio area, and a lawn, providing a private oasis for relaxation. Additionally, there is a brick store for garden tools and an oil tank.

Wenhaston is a sought-after village with a vibrant community spirit, offering amenities such as The Star pub, village hall, post office, and a village store. Just a short drive away, Halesworth and Southwold provide further conveniences including schools, healthcare, and supermarkets. Moreover, the stunning Heritage Coast is easily accessible within a 10-minute drive, adding to the allure of this exceptional property.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

EPC to follow

Local Authority  
East Suffolk

Council Tax Band E

EPC Rating C



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TOTAL FLOOR AREA: 1920 sq.ft. (178.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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