



R. TILNEY & SON Gunsmiths ESTD 1860

15

QUAKER COTTAGE
BECCLES



Beautifully proportioned Grade II Listed Georgian residence located in a central position within the popular market town of Beccles. Standing proudly on Smallgate with fantastic access to all local amenities, Quaker Cottage provides buyers the opportunity to acquire an important part of the town's architecture.

Entering via the side entrance hall with access to a WC and leading through to the kitchen which is fitted with a range of neutral coloured base cupboards and wall units. A rear hall gives access to an enclosed courtyard garden, stairs to the first floor and, moving towards the front of the property, two receptions rooms.

On the first floor there are two bedrooms off the landing and a family bathroom. Stairs rise again to the second floor where two further bedrooms can be found. Outside there is an enclosed rear garden.

hall currently leased to a local dance teacher.

The Meeting House requires access to the cottage garden, periodically, in order to clear gutters on the west wall of the Meeting House.

Two outside security lights are attached to the South and East walls of the property. These are paid for by the Meeting House and can be re-located if required.

There is a sign highlighting the Meeting House on the South wall of the cottage which the sellers would like to remain.

AGENTS NOTES

The property is sold subject to the following restrictions:
Not to be used as an AirBnB, holiday let or buy to let.

Not to be used for any other business purposes.
Prospective buyers should be aware that the cottage is close to the Quaker Meeting House, which is used by Friends on Sunday mornings and at other times during the week. Attached to the Meeting House is a

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

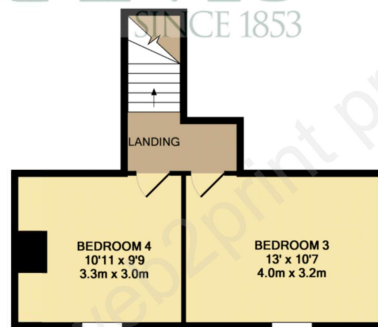
East Suffolk District Council.





TOWN CENTRE
LOCATION

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 1404 SQ.FT. (130.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOCATION MAP



Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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