



APPLETREE COTTAGE

THE STREET, ALDEBY, BECCLES, NR34 0AB



Positioned peacefully on a well-regarded road opposite the picturesque village church, Appletree Cottage is a truly enchanting home that offers a rare opportunity to update and personalise a much-loved family property.

Steeped in charm and character, the cottage stands on a generous plot of approximately 0.17 acres (STMS) and is brimming with potential. Accessed from the rear, the property opens into a porch leading to a hallway that extends the full length of the cottage. From here, two characterful reception rooms sit at the front of the house, both enjoying delightful views over the church and exuding warmth and charm.

At the rear, the kitchen overlooks the established garden and includes a useful pantry. It connects seamlessly to a bright and inviting garden room, which provides direct access to the garden and creates a lovely flow between indoor and outdoor living.

Upstairs, continues to captivate with four charming bedrooms, each rich in character, along with a generously sized family bathroom. A particularly intriguing feature is a hidden doorway in one of the bedrooms, opening to a versatile additional space—ideal for use as a dressing room or to create an en-suite.

Outside, the garden has been lovingly maintained over the years

and now invites a new owner to make their own mark. With mature planting, ample space for relaxing or entertaining, and a true sense of tranquillity, it complements the cottage perfectly.

Appletree Cottage presents a wonderful opportunity to create a bespoke country home in a sought-after village setting.

SERVICES

Mains electricity, water are connected. Drainage septic tank which will not comply with current regulations. Prospective purchasers may care to note that a well, positioned in the garden, which is currently covered. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – C



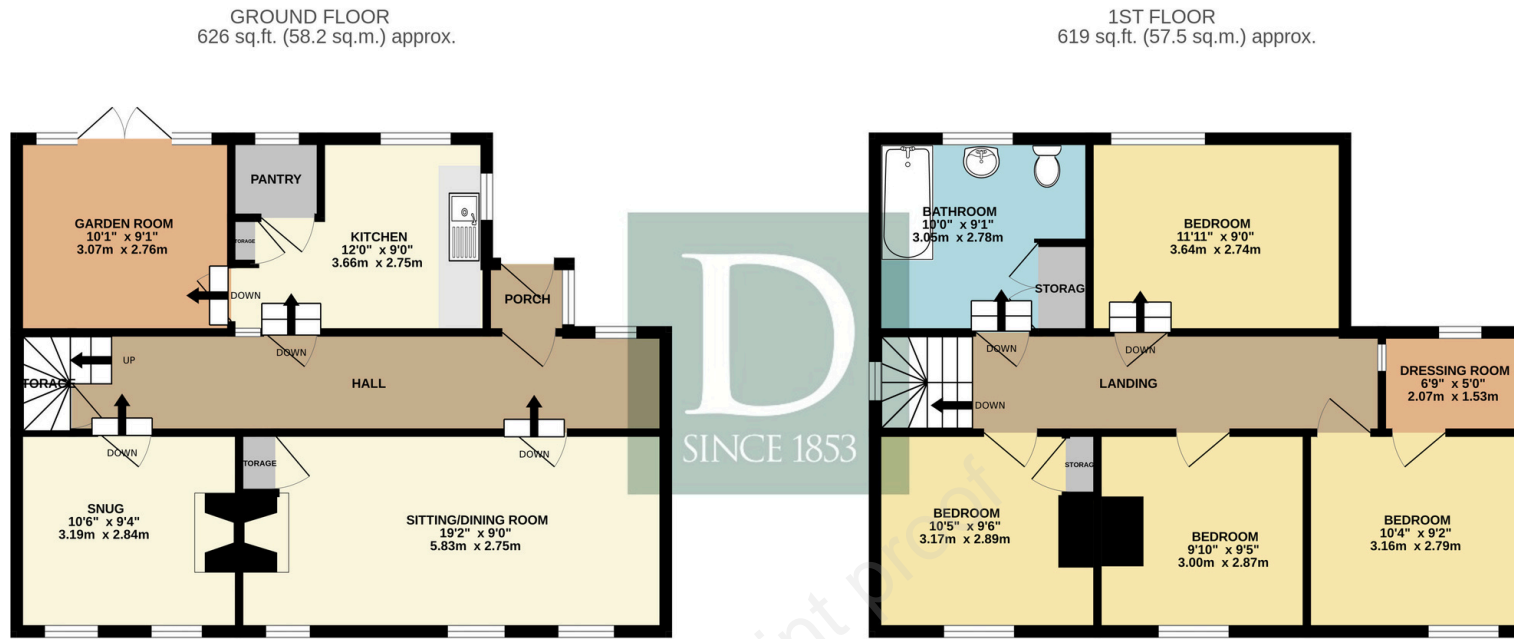


NO ONWARD
CHAIN.





FLOOR PLAN



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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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CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

