



YEW TREE COTTAGE

ALL SAINTS SOUTH ELMHAM, HALESWORTH, SUFFOLK, IP19 0NY



A five-bedroom detached cottage, set in approximately $\frac{3}{4}$ of an acre located in a popular village location, whilst only being a short distance for local towns and amenities.

Upon entering the property, you are welcomed into the porch area, which leads into an additional reception room. This versatile space offers multiple possibilities, such as a playroom, extra storage, or a study, depending on your needs. As you continue through the property, you will find the kitchen, which enjoys lovely views over the expansive fields at the rear of the home. The kitchen is well-appointed, featuring a good range of units for ample storage and functionality. Following on from the kitchen is the dining room, which overlooks the front aspect of the property. This generous-sized room provides the perfect setting for family gatherings and everyday meals. Off the dining room is the sitting room, which appears to serve as the heart of the home. The sitting room benefits from a wood burner, the main focal point of the room. The family bathroom is conveniently located on the ground floor and includes a bath with a shower overhead, a washbasin, and a toilet. Upstairs, the spacious main bedroom enjoys a front-facing aspect and features two built-in wardrobes and a charming feature fireplace, adding character and storage. Bedrooms two is small double/single room, while bedrooms three, four and five are comfortable single bedrooms. Additionally, there is a separate WC on this level, complete with a basin and toilet for added convenience.

The property is accessed via a gravel driveway, leading to a large garden that is predominantly laid to lawn, extending to approximately $\frac{3}{4}$ of an acre, subject to measurement. In the garden, you'll find a double garage and a unique outbuilding that is perfect for use as a home office or studio. The garden also boasts beautiful apple trees, making it an idyllic outdoor retreat for those who enjoy nature and outdoor activities. In summary, this property offers the best of both worlds: a peaceful, semi-rural location with easy access to local amenities. It provides an ideal living space for families or those who have regular guests and an excellent outdoor area.

TENURE – Freehold

SERVICES - Mains water and electricity are connected. Heating is provided for by way of oil-fired central heating, through radiators. Sewage is via a septic tank. (Durrants has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order).

LOCAL AUTHORITY - East Suffolk Council – Tax band D

EPC RATING - E

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

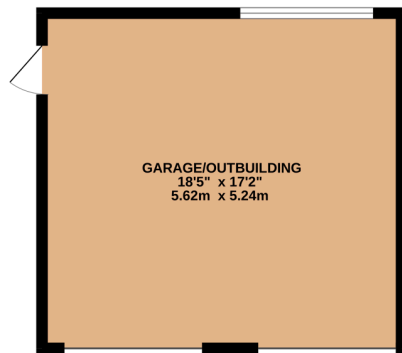
DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



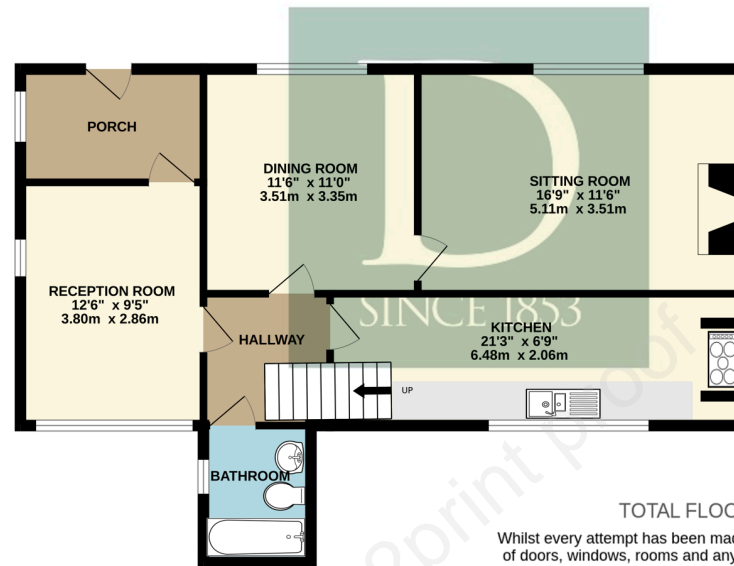


FLOOR PLAN

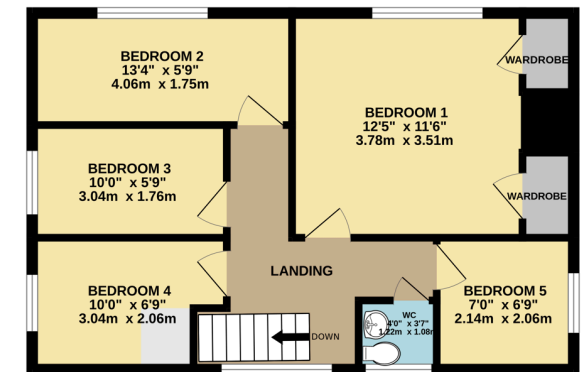
OUTBUILDING
317 sq.ft. (29.4 sq.m.) approx.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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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