

*A delightful one bedroom mid-terrace period cottage in the sought-after village of Wenhaston, just a short drive from the coastal town of Southwold.*

Guide Price  
£239,500 Freehold  
Ref: P7469/B

Flint Cottage  
7 Church Terrace  
The Street  
Wenhaston  
Suffolk  
IP19 9EF



Sitting room and kitchen/dining room.  
First floor double bedroom and shower room.  
Cottage gardens to front and rear.  
Church views.  
On-street parking.  
**No forward chain**

Contact Us



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## Location

Flint Cottage is situated in an outstanding rural yet not isolated position within the parish of Wenhaston. It has the benefit of feeling completely rural yet at the same time is minutes from the A12 and popular destinations such as Southwold (6 miles) and Walberswick (4.5 miles). The village of Wenhaston is well served with a public house, village hall with post office, shop, primary school and numerous clubs and organisations. Just 4.5 miles from the property is the historic market town of Halesworth. This offers a wide variety of independent shops, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts of the community called The Cut, which is used as a theatre and cinema, as well as for exhibitions and workshops. There are railway stations at Halesworth and also Darsham (4.5 miles) with services to London's Liverpool Street station via Ipswich. Also at Darsham is the popular Two Magpies Bakery. Aldeburgh is 13 miles from the property, with Snape Maltings being 13 miles.

## Description

Flint Cottage is a charming one bedroom mid-terraced period cottage with a mix of flint and brick elevations under a pitch tiled roof. The cottage is centrally located opposite St Peter's Church in the popular village of Wenhaston, within easy reach of the heritage coast at Dunwich and Southwold.

The front door opens into the sitting room which has windows to the front with views of the church, and benefitting from a recessed wood burning stove and a useful built-in cupboard. A door opens into the kitchen which is fitted with a matching range of wall and base units with tiled splash backs and wooden worktops incorporating electric hob with extractor over and electric oven below, and with integrated fridge freezer. There is also a butler sink with an ornate mixer tap over and space and plumbing for a washing machine. The kitchen opens into the dining room where there is a partially vaulted ceiling with two skylights, a window to the rear and a stable door to the garden. From the sitting room a further door opens to the cottage style staircase which rises to the double bedroom. The bedroom has a window to the front, built-in wardrobe with hanging rail, access to loft space and a door to the shower room. This has a window to the rear, built-in double shower cubicle with mains fed power shower over, close coupled WC, pedestal handwash basin and a heated towel radiator. There is also an airing cupboard in the shower room housing a pressurised water cylinder, with useful slated shelves for storage.

The property benefits from double glazing and electric central heating via thermostatically controlled radiators throughout.

The property has been used successfully as a holiday let or would make a perfect weekend bolt-hole.

## Outside

The property is approached from the front via a gate into a small cottage garden with pathway leading to the front door. To the rear there is a delightful cottage garden with a paved terrace immediately behind the property. There is outside lighting and a water tap. The path meanders through the garden passing a pond and a brick outbuilding which has power, light and leaded windows to the front. Continuing through the garden there are various established shaped flower borders with an eclectic mix of cottage style plants, flowers and shrubs. To the rear of the garden there is a gated access to a path that runs behind the neighbouring properties for access to the front for bins, etc.











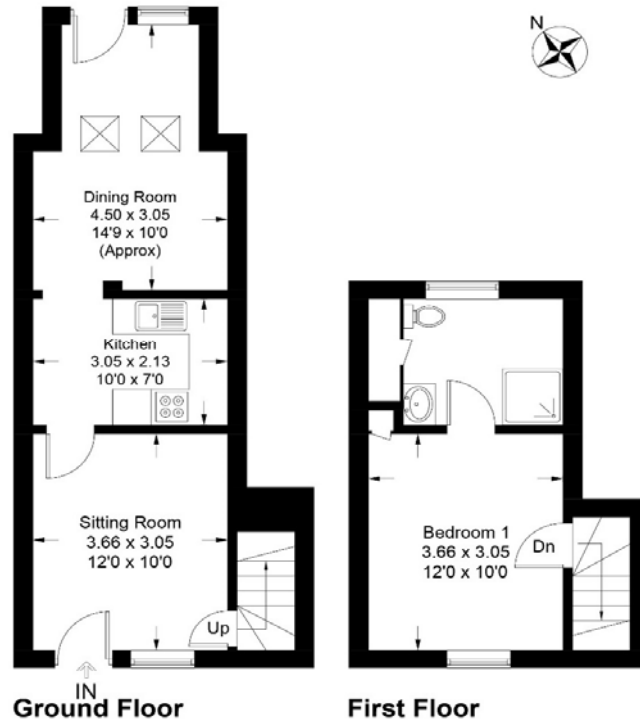






## Flint Cottage, Wenhaston

Approximate Gross Internal Area = 53.3 sq m / 574 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity and drainage.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available on request.)

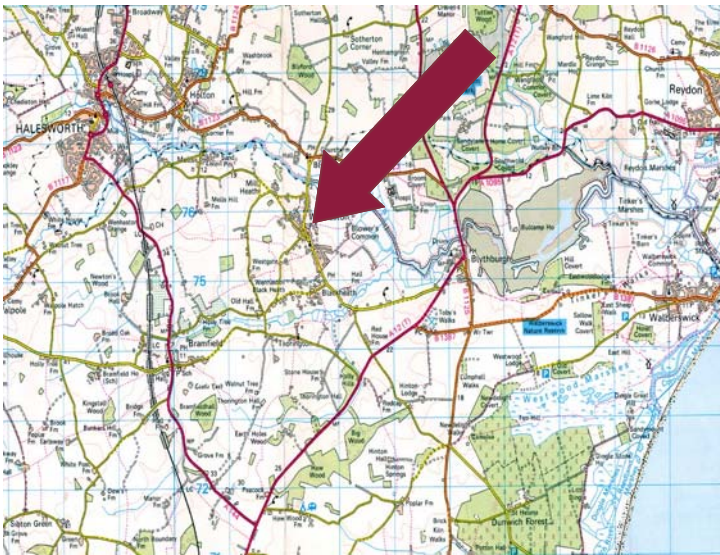
**Council Tax** Band B; £1,626.12 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk  
IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**October 2024**



## Directions

Heading northbound onto the A12 passing through the villages of Yoxford, Darsham and Thorington, take the left turn into Hazels Lane and next left onto Hall Road, continue into the village past the Star Public house on the left and into the street where St Peters Church can be found on your left and immediate opposite is Flint Cottage.

For those using the What3Words app:  
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