

A delightful, renovated, mid-terrace cottage situated within the Parish of Wrentham, 4.5 miles from the sea at Covehithe.

Guide Price
£230,000 Freehold
Ref: P7454C
Pheasant Cottage
2 West End Corner
Wrentham
Suffolk NR34 7NF



Sitting room, kitchen and store. Landing/dressing room, two bedrooms and shower room.
Courtyard gardens to front and rear.

Contact Us



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Location

The property is located in the Parish of Wrentham about 2.5 miles from the village itself. The village benefits from a shop, public houses and a Black Dog Deli. The village has excellent links to Lowestoft and Great Yarmouth to the North and Ipswich and London to the South via the A12. The Suffolk Coast and Heaths AONB, and seaside resort of Southwold is just a few minutes drive from the property with its thriving high street, numerous pubs and restaurants and its famous sandy beach and traditional seaside pier. The town of Beccles is within six miles. The property is a little over four miles to the beautiful coastline at Covehithe, where the ruins of the once glorious medieval St Andrews Church can be seen. The surrounding countryside of the Suffolk Heritage Coast is designated an Area of Outstanding Natural Beauty and includes such attractions as the nearby Dunwich Forest, Minsmere Birds Reserve, as well as Henham Park and the Benacre and Covehithe Broads.

Description

Pheasant Cottage is an ideal permanent home, second home or holiday let. It is a mid-terrace period dwelling of brick construction under a tile roof. The vendors have carried out a significant and sympathetic refurbishment programme that has included re-wiring, re-plumbing, a new roof and new UPVC windows and doors.

A front door provides access to the sitting room. This has an electric radiator and south west facing window overlooking the front courtyard as well as a central brick chimney breast which is home to a newly installed woodburning stove. There are stairs leading up to the first floor landing and a door into the kitchen. This has low-level wall units along with worksurfaces with a stainless steel sink. In addition there is space and plumbing for a washing machine and electric oven. There are windows and a door to the rear courtyard and also an internal door to a storeroom with window.

On the first floor is a landing/dressing room off which is the shower room and a door to bedroom two. This is a walk-through single bedroom with window to the rear of the property and a step up to the principal bedroom. This good size double has a south-west facing window to the front of the property, electric radiator, cast iron fireplace and built-in wardrobe. The shower room comprises a WC, handwash basin, shower and electric towel radiator. There is also a window to the rear of the property.

Outside

To the front of the property is a south-west facing shingle courtyard which could be used as an off-road parking space if desired. To the rear of the cottage is a further courtyard.





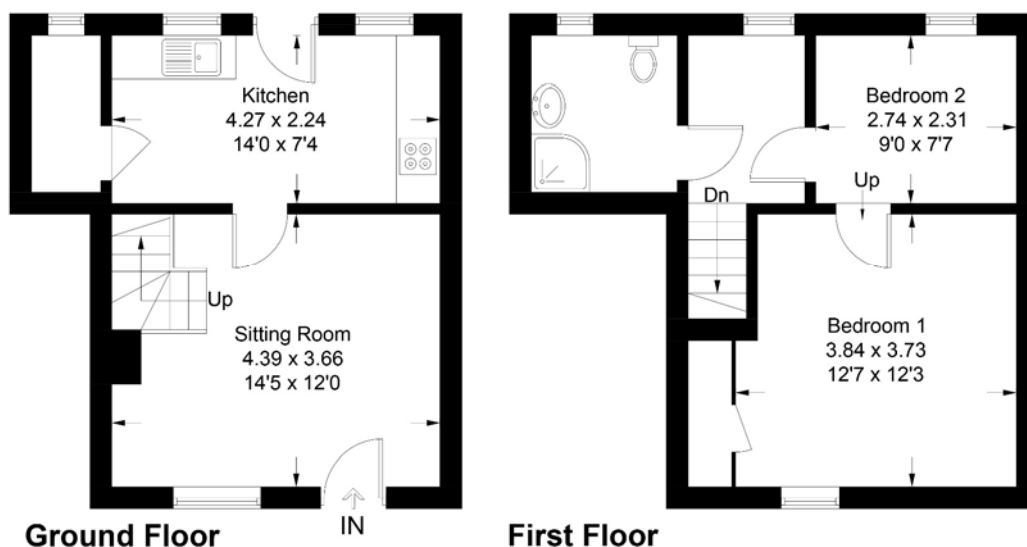






Pheasant Cottage, Wrentham

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system.

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 = E (Copy available from the agents upon request).

Council Tax Band A; £1,387.77 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.

February 2025

Directions

From the centre of Wrentham take the B1127 in a westerly direction. At the crossroads go straight over towards Sotterley and Shadingfield. Continue on the lane and at West End bear to the right and then take the next left where Pheasant Cottage will be found on the right hand side.

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