



*Workhouse Cottage
Shipmeadow*

A beautifully presented and was fully refurbished in 2024 detached single storey cottage nestled within the grounds of a former 18th-century workhouse and being within easy reach of both historic market towns of Beccles and Bungay. The property benefits from uPVC sealed unit double glazing, is heated by an LPG gas fired radiator central heating and has recently been fully refurbished throughout. The accommodation includes a sitting room, fitted kitchen, modern bathroom and good size double bedroom. Outside there is off road parking to the front and a fully enclosed, easy to maintain rear garden. currently the property is being holiday let with a good customer base.

Property Features

Detached Single Storey 18th Century Cottage
One Double Bedroom
Sitting Room
Fitted Kitchen
Modern Bathroom
Full Enclosed Garden
Off Road Parking
Let As A Holiday Home

The Property

As you entering the cottage, the front door leads into an entrance porch which is a ideal space for coats and shoes, a further door then leads to a sitting room with large uPVC sealed unit double glazed windows which flood the room with natural light. There is ample space for furniture to create a cosy room. A door then leads into a lobby which in turn leads into a stylish modern fitted kitchen with worktop having an inset sink and drainer with cupboards under and recess with space and plumbing for a washing machine, drawers and adjoining worktop with inset four ring hob with oven/grill beneath and extractor and light over, tall cupboard, space for upright fridge/freezer, breakfast bar, two uPVC sealed unit double glazed windows and side entrance door leading out to the garden. From the lobby a door leads into a modern fitted bathroom with white suite comprising bath with shower over and glass shower screen, low level W/C, wash basin with anti-mist mirror with light over, chrome heated towel rail, and attractive decorative high quality shower tiles and door leading into a double bedroom with ample space for furniture and a uPVC window overlooks the front.







External

Outside to the front there is shingled off road parking and a path leads to front entrance with cherry blossom tree. To the rear is a fully enclosed, easy to maintain shingle garden with paved patio area with pergola over and there is plenty of space for a BBQ and out door dining. The cottage has its own allocated parking space that generates its own income.

Agents Note: The property is currently being used as a holiday let and figures can be provided on request. The cottage is in contract until with a holiday let company until October 2025.

Location

Shipmeadow is a village in the county of Suffolk in the east district and is situated 2.5 miles (4.0 km) east of the market towns of Bungay and 2.5 miles west of Beccles. The cathedral City of Norwich is located around 15 miles from Shipmeadow. The cottage is ideally located for holiday makers as Beccles provides access to the River Waveney (also known as the Gateway to the Broads) along with some lovely walks. There are a number of seaside destinations that are a short drive away including Southwold, Walberwick, Lowestoft and Great Yarmouth.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas boiler for hot water and central heating, mains swer, electricity connected.

Viewings: By Appointment Only

Post Code: NR34 8HL

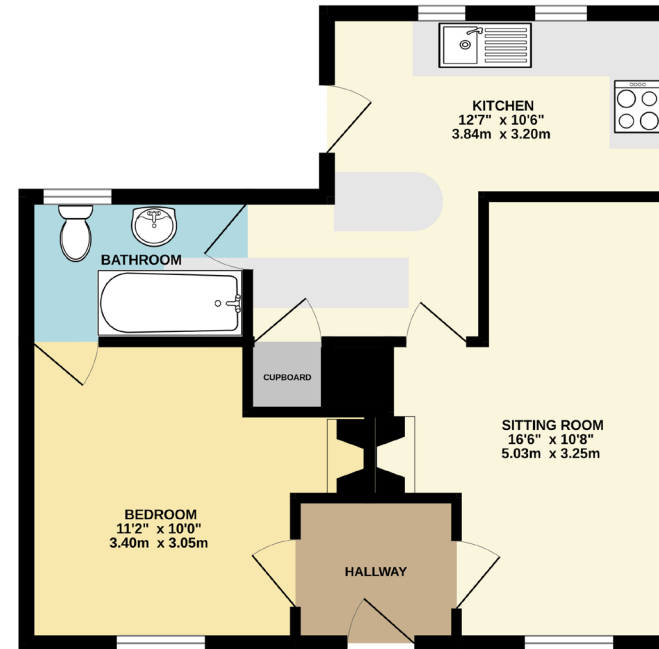
EPC Rating: E

Guide Price : £225,000

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential

GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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