



Walberswick, Suffolk

Offers In Excess Of £1,950,000

- Exceptional Specification
- Handmade Kitchen with Triple Aspect
- English Oak Framed Porch
- Delightful Landscape Gardens and Terraces
- Underfloor Central Heating
- Two Wood Burning Stoves
- Harbour Views
- Handmade Bricks and Roof Tiles
- EPC - B

Manor Close, Walberswick

Beautifully designed and built to an exceptional specification, this Suffolk cottage style home is beautifully presented and enjoys a secluded location whilst enjoying views towards Southwold and the harbour. The property is located just a short walk to the beach, two pubs, a shop and deli. Walberswick is a highly desirable Suffolk Coastal village with a variety of stunning coastal walks, including across the estuary to Southwold.



Council Tax Band: G



DESCRIPTION

Whimbrels has been built using traditional methods and the highest quality materials designed to specifically represent the charm and characteristics of traditional East Suffolk architecture whilst being uniquely different. The property incorporates numerous features to allow local craftsmen to showcase their skills, such as bespoke chimneys, brickwork and fireplaces through to the traditional oak joinery. The property is located at the end of a no through road and via a private drive offering the owner peace and seclusion along with fine views over the marshes to Southwold harbour.

The well proportioned, skilfully designed accommodation is approached via an oak framed entrance porch which leads into a large reception hall with splendid brick fireplace place and double side wood burner. Oak and glass stairs leading to the first floor. The large triple aspect sitting room with French doors open onto a sand stone paved terrace. An imposing fireplace made from reclaimed Suffolk red bricks with large oak beam above is fitted with a wood burning stove. The second reception room overlooks the front garden. The spacious kitchen/dining/living room is fitted with bespoke, handmade and hand painted furniture from Rencraft with Silestone work surfaces. The kitchen furniture includes a traditional larder unit with stone cold shelf and large central island incorporating breakfast bar, two NEFF ovens and two fridges. Neff appliances include induction hob, combination oven, dishwasher and further fridge freezer. Bi-fold doors and French doors on adjoining aspects open to the paved terrace and garden. The utility room includes Rencraft kitchen cabinets and sink unit with plumbing for washing machine and tumble dryer. The house is pre-wired for data points, cabling is located in the utility room services cupboard. A cupboard houses the NIBE air source heat pump systems. There is also an alarm system which is serviced annual by Waveney Security. A large shower room completes the ground floor accommodation.

From the entrance hall an oak and glass staircase rises to the first floor landing. The principal bedroom suite has a high vaulted ceiling, double aspect and built in wardrobes. The ensuite bathroom featuring Italian porcelain tiles with separate rain shower, bath and double hand basins. The

guest suite also has a vaulted ceiling and incorporates an ensuite shower room. Bedrooms three and four are both generously proportioned and a spacious family bathroom completes the accommodation.

In addition, the property boasts many traditional features including hand cut roofs with exposed rafter feet, handmade William Blyth pantiles, purpose made exterior triple glazed hardwood windows and doors. Air source under floor heating to ground and first floors, low energy recessed ceiling lights throughout.

Whimbrels along with its two neighbours is accessed via a private drive with conservation granite kerbs and bound stone surface. The property stands in a particularly generous plot with established gardens. Wrought iron gates open to the private driveway which is permeable resin bound stone with solid granite set edges and leads to the larch clad detached double garage with electronically operated up and over timber doors and adjacent log store. The gardens are a real delight with large lawned areas that wrap around the property with numerous mature and newly planted specimen trees. The well-stocked borders have been planted as a traditional 'English cottage garden' incorporating handmade brick paths, handmade gates and generous Indian sandstone terraces perfect for alfresco dining.

TENURE

Freehold.

OUTGOINGS

Council Tax band currently G. Further details can be obtained from East Suffolk Council.

AGENTS NOTE

The furnishings of the property are available subject to negotiation. The property comes with the balance of a 10 year BLP New Build House Warranty.

SERVICES

NIBE Air Source Heat Pumps for heating and hot water all managed remotely via the internet/smart phone by the home owner.

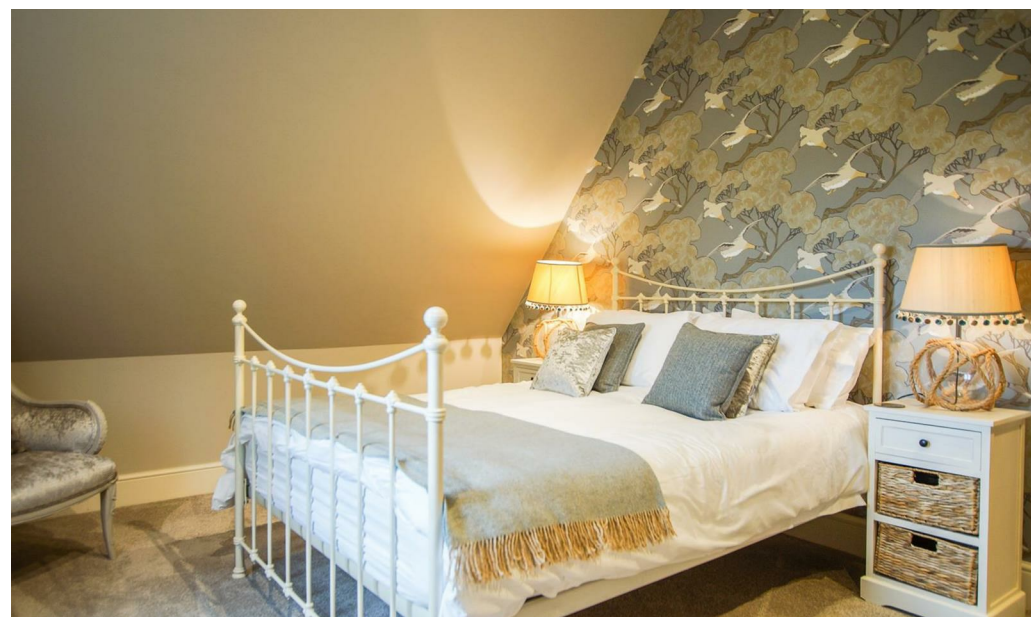
Under floor heating throughout all rooms controlled by a separate electronic thermostat.
Highly efficient solar PV cells.
Mains water, electric and drainage.
None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents.

VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20249/RDB.

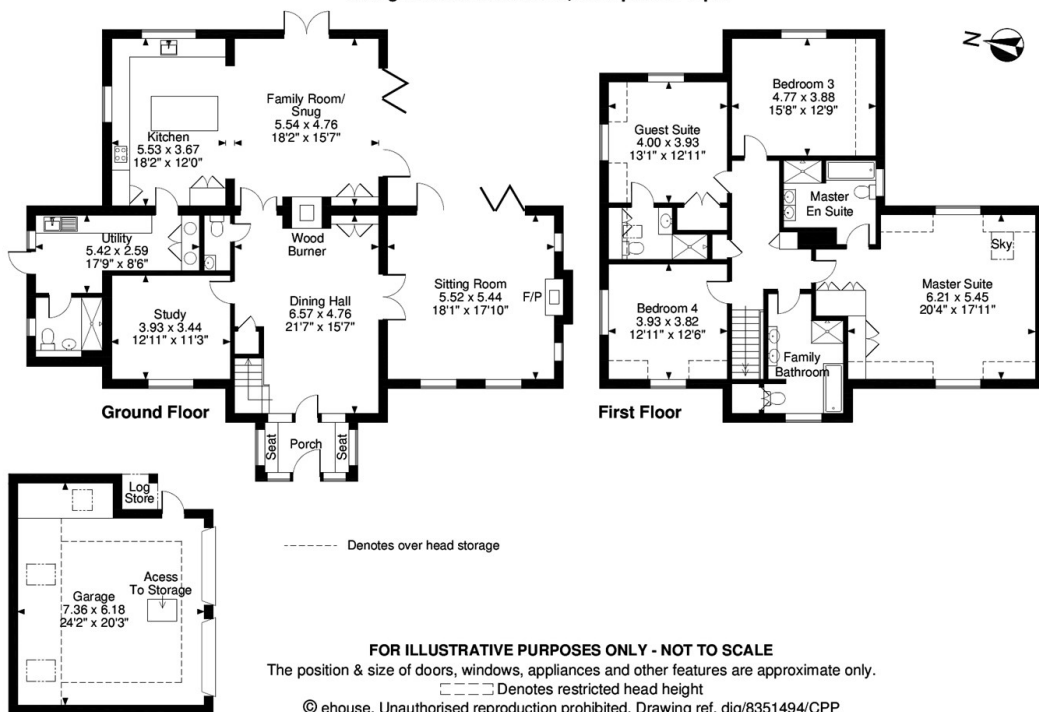
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

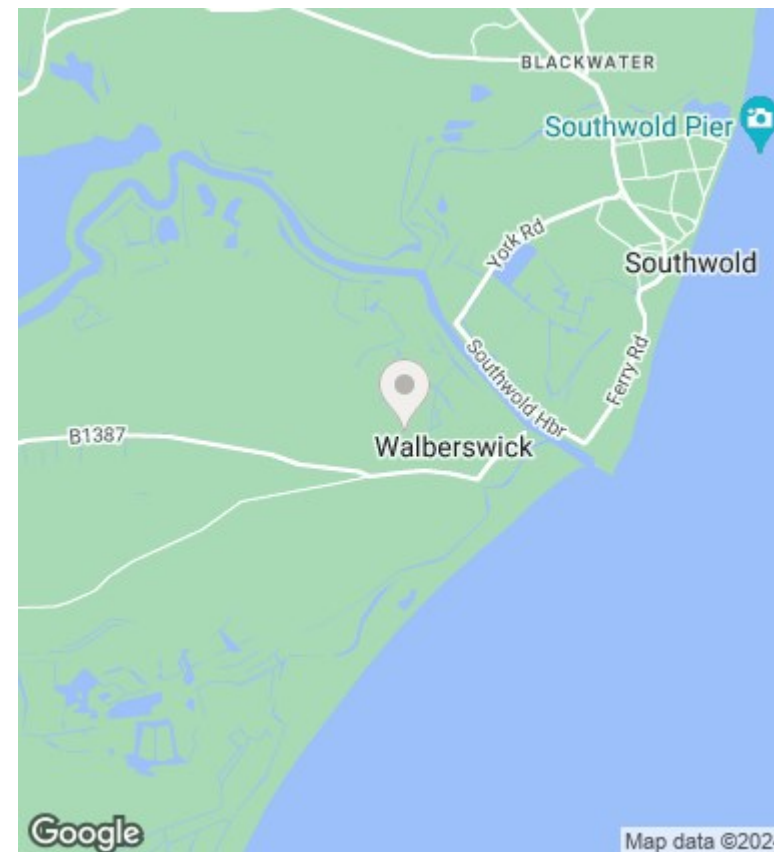




Whimbrels
 Main House gross internal area = 2,895 sq ft / 269 sq m
 Garage gross internal area = 451 sq ft / 42 sq m
 Total gross internal area = 3,346 sq ft / 311 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 - - - - - Denotes overhead storage
 Denotes restricted head height
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	88
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com