



Walberswick, Suffolk

Guide Price £1,195,000

- No Onward Chain
- Huge Potential
- Oil Central Heating
- Sea & Coastal Views
- Private Road
- Footpath with Direct Access to the Beach
- Inverted Accommodation
- Private Gardens
- EPC - D

Stocks Lane, Walberswick

Boasting a unique architecture design from the 1970s is this detached family home with inverted accommodation, taking full advantage of countryside and coastal views at the edge of this renowned Suffolk Coastal village. Walberswick stands on the south bank of the River Blyth, just across the water from Southwold. A ferry operates from Southwold in the summer, as well as a popular walk/cycle route down Palmers Lane crossing the River Blyth on the Bailey Bridge. Formerly a prosperous fishing village, it is home to a thriving artistic community with regular exhibitions, two excellent village pubs, tea rooms and village hall, as well as a fantastic village shop & Black Dog Deli.



Council Tax Band: G



DESCRIPTION

Boasting a unique architecture design from the 1970s is this detached family home situated in this peaceful and secluded location. Set on a private road at the southern edge of the village, the property is bordering farmland, over looking the marshes and less than a 10 minute walk to the sea direct from the property via a footpath. This unique property believed to date from 1972 (Flick & Son having sold the plot in 1971!) has inverted accommodation taking full advantage of this wonderful coastal position. A horseshoe shingle driveway provides ample parking access to the double garage. An entrance lobby with direct access to the garage and opens to the hallway leading to the four well proportioned bedrooms and a bathroom. The first floor is divided into two reception rooms and a kitchen/breakfast room. All rooms take full advantage of this fine position with views over the countryside to the sea, further enhanced by a south west facing balcony. Secluded lawned gardens to the side and rear are screened by hedgerow. To the rear of the garage is a large 'carport' access via personal door and up & over garage door from the double garage. This cherished family home having been owned by the family since 1985 would now benefit from a programme of renovation and creates an excellent opportunity for the purchaser to enjoy this outstanding coastal location.

ACCOMMODATION

Storm porch and entrance door to:

ENTRANCE LOBBY

Door to garage. Door to:

HALLWAY

Cloaks storage cupboard.

BEDROOM ONE

Window over looking the garden. Built in wardrobe.

BEDROOM TWO

Window over looking the garden. Alcove/wardrobe recess.

BEDROOM THREE

Window over looking the rear garden. Built in wardrobe.

BEDROOM FOUR

Window over looking the rear garden. Built in wardrobe.

BATHROOM

Suite comprising corner bath with shower attachment, hand basin and W.C.

FIRST FLOOR

CLOAKROOM

Suite comprising hand basin and W.C.

KITCHEN/BREAKFAST ROOM

Facing south and west. Fitted with range of base and wall cupboards, work surfaces and tiled surrounds. Inset double bowl single drainer sink unit. Fitted electric oven and hob with cooker hood. Windows over looking the front garden and south facing balcony. Built in larder cupboard.

SITTING ROOM

Facing south and east with views over farmland and marshes to the sea. Imposing corner fireplace with timber bressummer, tiled hearth and wood burning stove. Door to the BALCONY.

DINING ROOM

East facing window with views over the garden and countryside to the sea.

DOUBLE GARAGE

Electric up & over entrance door. Oil fired central heating boiler, water

softener, butler sink, up & Over entrance door and personal door to the 'CARPORT'. Oil storage tank and double doors opening to the garden.

TENURE

Freehold

OUTGOINGS

Council Tax band currently G

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20488/RDB.

FIXTURES AND FITTINGS

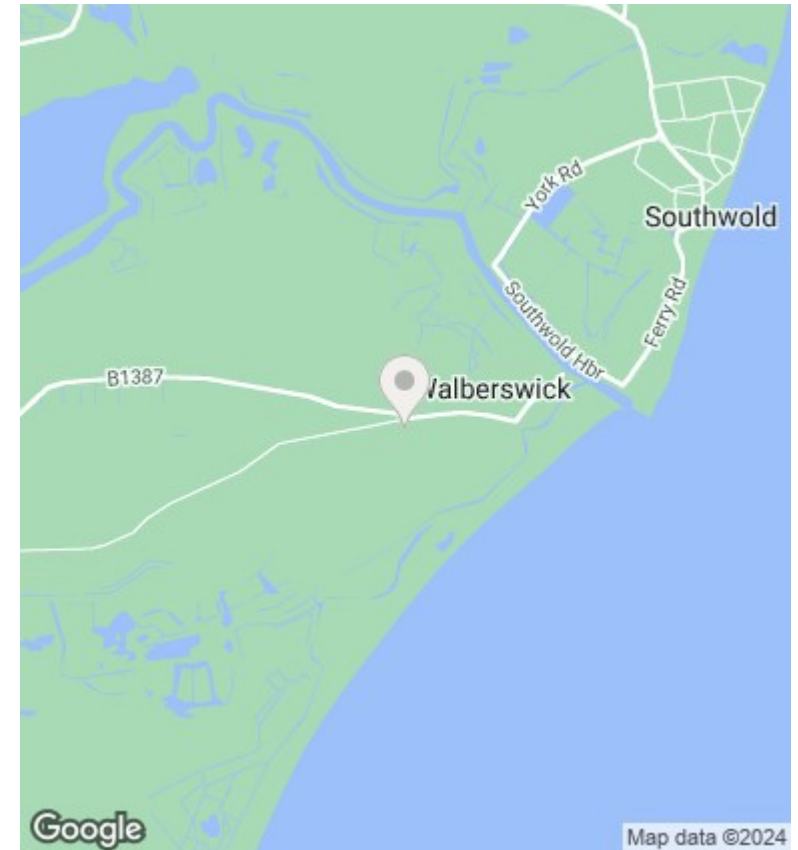
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TOTAL FLOOR AREA: 152.3 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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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			94
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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