



Westleton, Suffolk

Offers In Excess Of £795,000

- Professionally Landscaped Gardens with 'ruin'
- Oil Central Heating, Thermodynamic Panel & Solar Panels
- Garage, EV charger, Home Office
- Spacious Detached Attached / Holiday Let
- Bespoke Kitchen / Breakfast Room & Utility
- Large Conservatory
- On The Village Green
- Conservation Area
- 1/3 of an Acre
- EPC - C

Dunwich Road, Westleton

A spacious detached family home with detached annex set in stunning gardens in the heart of this most popular of Suffolk coastal villages. Westleton lies about six miles northeast of the market town of Saxmundham and only just over two miles east of the A12. Set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by



Council Tax Band: F



DESCRIPTION

An immaculately presented modern detached family home and detached annex situated opposite the village green, within the village Conservation Area, a few paces from the village shop and Westleton's two pubs and short stroll to Westleton common. Set well back from the road screened by mature trees the property is approached by a driveway leading to the house, garage, home office and annex known as 'The Bothy' currently utilised as a successful holiday let whilst also being suitable for guest or extended family accommodation. A meticulously maintained property with well proportioned, inviting rooms including a large double aspect living room with inglenook fireplace, and bespoke kitchen/breakfast room opening into the sizable conservatory which leads into the beautiful landscaped garden. A truly stunning garden, professionally landscaped with lawns interspersed with borders packed with a wealth of variety of flowering plants and shrubs, mature trees and paved terraces; East facing adjacent to the conservatory and with two water features and watering system, west facing at the far end of the garden complete with curved, cobbled wall 'ruin' and owl sculpture, vegetable garden and greenhouse and shed. The property is also equipped with a log shed situated to the side of the family home, as well a second shed located to the rear of the 'The Bothy'.

ACCOMMODATION

ENTRANCE HALL

Externally - roof porch at entrance with security system.
Staircase rising to first floor with Sharps home office under the stairs.

BEDROOM THREE

Window overlooking the front garden.

SHOWER ROOM

Suite comprising shower cubicle, hand basin and WC. Heated towel rail and opaque window.

SITTING ROOM

Inglenook fireplace with timber bresummer and wood burning stove. Hand made book case. Window overlooking the garden to front and side. Patio doors opening to the rear garden.

KITCHEN / DINING ROOM

Bespoke fitted kitchen, base and wall cupboards, Minerva work surfaces with 1

½ bowl sink unit and water softener. Integrated appliances include Neff induction hob with cooker hood over, electric double oven, microwave and dishwasher. Opening to the conservatory and:

UTILITY ROOM

Matching range of base and wall cupboards, Minerva work surfaces with butler sink and integrated fridge and washing machine.

CONSERVATORY

Overhead fan, double glazed, with doors opening to the terrace.

FIRST FLOOR

LANDING

Built in airing cupboard with slatted shelves. Loft hatch.

BEDROOM

Built in wardrobes and windows overlooking front and rear gardens.

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Built in wardrobes and windows overlooking front and rear gardens.

SHOWER ROOM

Suite comprising shower cubicle with overhead and hand held showers, hand basin and WC. Underfloor heating, bathroom cabinet with touch light and internal shaver point fitted unit under sink. Heated towel rail and opaque window.

ANNEX (The Bothy)

ENTRANCE LOBBY

OPEN PLAN LIVING ROOM / KITCHEN

A spacious room with casement door opening onto the front paved terrace. Kitchen area with window overlooking the front garden, with fitted base and wall cupboards, work surface and single drainer sink unit with water softener located underneath. Fitted electric oven and hob with cooker hood over. Integrated washing/dryer machine and fridge/freezer. Fitted cupboard in dining area. Overhead fan in living room.

SHOWER ROOM

Suite comprising large shower cubicle with overhead and hand held showers, hand basin and WC. Heated towel rail and fitted drawer unit.

LOBBY

Staircase with underneath storage to:

FIRST FLOOR

BEDROOM

Gable window and roof lights. Large wardrobe. Two velux windows with black out blinds.

ENSUITE

Suite comprising shower cubicle hand basin and WC. Heated towel rail.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently F

SERVICES

Mains electricity, water and drainage. PV solar panels and Thermodynamic panel generating domestic hot water. EV charging point.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 72253 Ref: 20559/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.

AGENTS NOTE

Contents of 'The Bothy' are available to purchase subject to negotiation.

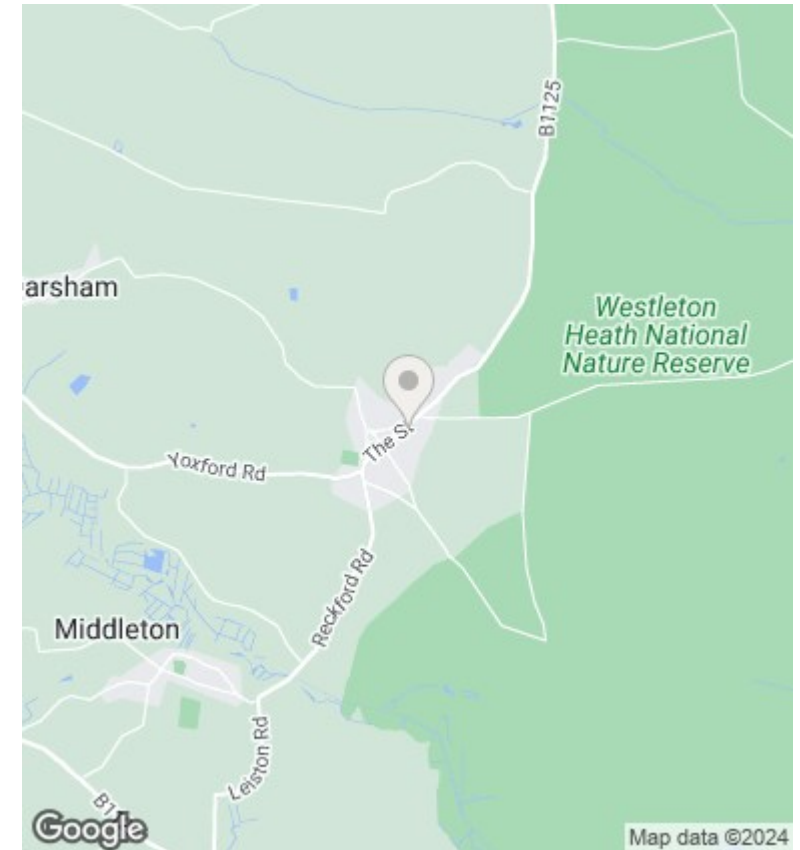






TOTAL FLOOR AREA: 2004 sq.ft. (186.1 sq.m.) approx.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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