



Wenhaston, East Suffolk

Guide Price £400,000

- No Onward Chain
- Double Glazed & Air Source Heating
- Bespoke Kitchen with Appliances
- Beautifully Renovated and Extended
- Open Plan Sitting Room with Wood Burner
- Utility/Cloakroom
- Annex with Ensuite
- Private Courtyard Garden
- EPC - C

The Street, Wenhaston

An extended and renovated detached village cottage of exceptional quality in the heart of the popular village of Wenhaston; well served by the parish church, public house, village shop, village hall and primary school. Wenhaston lies about five miles inland from Suffolk's Heritage Coast, Southwold and Walberswick and about four miles from the popular market town of Halesworth, served by a good variety of shops, doctors surgery, library, arts and railway station offering a service via Ipswich to London Liverpool Street. The surrounding coastline and countryside is a Designated Area of Outstanding Natural Beauty, renowned for its leisure pursuits including birdwatching and the excellent golf clubs of Southwold, Thorpeness, Aldeburgh and Halesworth.



Council Tax Band: D



DESCRIPTION

This exceptional detached cottage, situated in the heart of the village, combines traditional charm with modern luxury. Recently extended and renovated, it features high-end finishes throughout, enhancing its original character. As you enter, The open-plan design seamlessly connects the living and dining areas with the kitchen, creating a perfect space for entertaining. The bespoke kitchen catches your eye, equipped with custom cabinetry, sleek countertops, and concealed state-of-the-art appliances. The cozy living room is a highlight, featuring a wood burner that adds warmth and ambiance, ideal for chilly evenings. Large windows and a partly vaulted ceiling allow natural light to flood the space, enhancing the inviting atmosphere. From the landing latch doors lead to three well-appointed bedrooms, each designed to be a tranquil retreat complete with a luxury bathroom.

Stepping outside, you find a delightful garden, offering a serene escape with lush greenery and seating areas. A stable door opens to the rear courtyard garden, an additional asset, providing an intimate space for outdoor dining or relaxation, ensuring that you can enjoy the outdoors in privacy and leads to a charming annex complete with beautiful oak floor and ensuite shower room. This cottage truly represents the best of village living.

ACCOMMODATION

STORM PORCH

Entrance door to

SITTING ROOM

Slate floor, fireplace with wood burning stove and shelving. Exposed ceiling timbers. Window over looking the front garden. Opening to:

DINING ROOM

A double aspect room with slate floor with under floor heating. Vaulted ceiling with exposed roof joists and high level gable window.

KITCHEN

A bespoke hand painted range of kitchen floor and wall cabinets, larder cupboard, polished stone work surfaces and upstands, integrated sink. Concealed appliances including below counter fridge, freezer and dishwasher. Alcove with electric range cooker with extractor. Slate floor, window and stable door opening to the courtyard garden.

LOBBY

Slate floor. Staircase rising to the first floor and storage cupboards.

CLOAK/UTILITY ROOM

Polished stone work surface with cupboard housing washing machine. Sink unit. WC. Opaque window to rear.

FIRST FLOOR

LANDING

As you climb the stairs windows offer a village view. Cupboard housing pressurised water cylinder Latch doors open to the bedrooms. The landing and bedrooms all have either painted or polished floor boards.

BEDROOM

Fitted wardrobes. Window to front elevation.

BEDROOM

Fitted wardrobe. Window to rear elevation.

BEDROOM/STUDY

Window to front elevation. Fitted shelves.

BATHROOM

White suite comprising panel bath with electric power shower, wall hung hand basin and WC. Floor and wall tiling. Opaque window to rear elevation. Heated towel rail.

ANNEX

A stable door open to the sitting/bedroom annex. Windows overlooking the rear of the cottage, wonderful oak floor boards and vaulted ceiling. ENSUITE with brock floor, hand basin, WC and shower. Opaque window.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently Band D

SERVICES

Mains, electricity water and drainage.

VIEWING ARRANGEMENTS

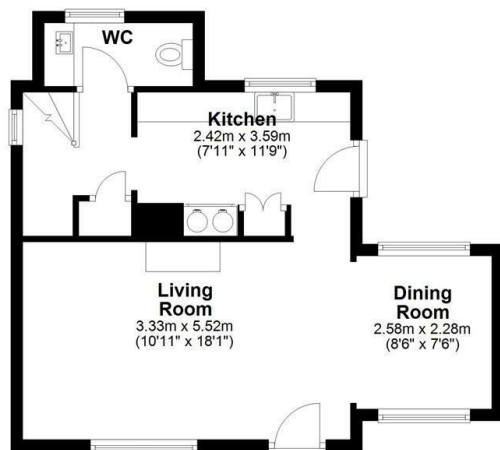
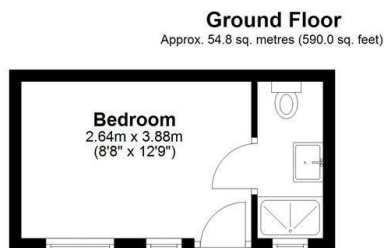
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20726/RDB.

FIXTURES & FITTINGS

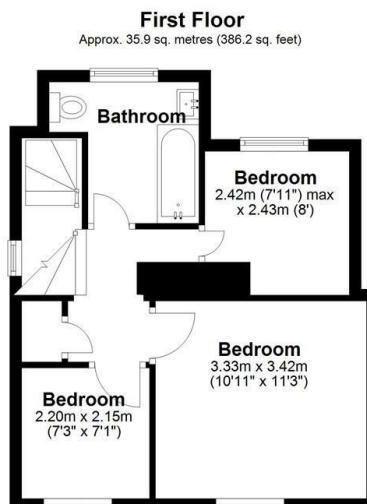
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.







Total area: approx. 90.7 sq. metres (976.2 sq. feet)



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		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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