



## Walberswick, Suffolk

Guide Price £850,000

- No Onward Chain
- First Floor Sitting Room with Sea View
- Propane Gas Central Heating
- Successful Holiday Let
- Handmade Kitchen Furniture
- Double Glazing
- Private Garden & Parking
- Conservation Area
- EPC - D



# The Street, Walberswick

A bespoke, link-detached house of exceptional quality in sight of the sea, situated within the heart of the village, just a short stroll from the beach, village green and Southwold Harbour. Walberswick is a particularly popular coastal village situated south of the Blyth estuary forming part of the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The village has a general store, two excellent public houses and tearooms. To the north stands the renowned coastal town of Southwold which offers an excellent range of High Street and boutique shops. The surrounding area is renowned for its coastline, countryside and leisure pursuits, whilst also being home to the RSPB Reserve at Minsmere.



Council Tax Band:



## DESCRIPTION

Lane End is a bespoke, link-detached house of exceptional quality, built in 2006 using a timber frame construction with a painted lap boarded finish, topped with classic clay pantiled roofs. Designed with meticulous attention to detail, this innovative and versatile home offers superb accommodation in a highly sought-after village location, just a short walk from the beach, village green, and Southwold Harbour.

Presented in immaculate condition, Lane End boasts double glazing, predominantly sash windows, and beautiful oak floors complemented by underfloor heating throughout. The thoughtfully designed layout includes an inviting entrance hall with ample storage and utility cupboards. The spacious kitchen/dining room features handmade fitted cabinetry, while an oak tread staircase leads to the first floor.

A ground-floor shower room serves a versatile bedroom, which doubles as a charming garden sitting room with casement doors opening into a secluded and picturesque private garden.

Upstairs, the light-filled sitting room is a striking feature, with a vaulted ceiling, exposed timber frame, and a square bay window that frames views towards the iconic Walberswick beach huts and the sea beyond. The principal bedroom, also benefiting from a vaulted ceiling, is located at the rear and includes an elegant en-suite shower room.

Outside, the landscaped garden offers a paved terrace, a circular lawn surrounded by wide borders with a rich variety of flowering plants and shrubs. A timber lap-boarded garden store with a pantiled roof adds character, while additional features include courtesy lighting, external power points, an outside tap, and off-street parking.

## ACCOMMODATION

### ENTRANCE HALL

Oak floorboards with underfloor central heating and room thermostat. Cupboard housing propane gas fired central heating boiler and controls. UTILITY CUPBOARD with Maple worktop with plumbing for automatic washing machine below and fitted shelves. Automatic light. Built-in storage cupboard with automatic light and fitted shelves. Built-in under stairs storage cupboard with water softener. Double glazed casement windows overlooking the lane and entrance porch.

### KITCHEN/DINING ROOM

Oak floorboards with underfloor central heating and room thermostat. Handmade fitted kitchen with wooden worktops, storage cupboards and drawers, overhead

shelves and glazed wall cupboards. Integrated ceramic sink unit with mixer tap. Concealed dishwasher and fridge. Built-in larder cupboard. Tongue and groove panelling. Exposed timber framework and oak tread staircase rising to the first floor. Ceiling downlighting. Two double glazed sash windows to side and full height square bay with double glazed sash windows.

### GARDEN SITTING ROOM/BEDROOM TWO

Oak floorboards with underfloor central heating and room thermostat. Ceiling downlighting. Double glazed casement window to side and double glazed casement doors opening onto the garden terrace.

### SHOWER ROOM

White suite comprising tiled shower with overhead and hand held showers. Wall hung handbasin with mixer tap. W.C. Opaque double glazed window. Ceiling downlighting. Electric shaver point and extractor fan. Heated chrome ladder towel rail. Oak floor with underfloor heating. Room thermostat.

## FIRST FLOOR

### LANDING

Double glazed casement window to side. Oak floor with underfloor heating.

### SITTING ROOM

Oak floor with underfloor heating and room thermostat. High vaulted ceiling with exposed timber framework. Granite and limestone fireplace with moulded surround and gas fire. Double glazed casement window to side and bay window with double glazed sash windows and window seat. View to Walberswick beach huts and the sea. Fitted shelving. Ceiling downlighting.

### PRINCIPAL BEDROOM

Oak floor with underfloor heating and room thermostat. High vaulted ceiling with exposed timber framework. Double glazed windows on each side. Two built-in storage cupboards.

### EN-SUITE SHOWER ROOM

Oak floor with underfloor heating. Large shower with Teak slatted floor over shower tray, hand held and overhead showers. Corian moulded handbasin with mixer tap and glass shelves below. W.C. and bidet. Ceiling downlighting. Electric shaver point. Extractor fan. Heated chrome ladder towel rail.

### OUTSIDE

At the front of the property is a small garden with dwarf brick boundary wall. A pathway leads to a wide doorway opening to a passageway leading to the rear entrance door and a hand gate opening into the garden (this passageway also serves



as the pedestrian rear access to Hollyhocks and Rose Cottage and house bin and bike store cupboards). To the rear, is a delightful landscaped garden with circular lawn and wide borders containing a wealth of flowering plants and shrubs. Adjacent to the garden sitting room is a paved terrace. External power points and outside tap. Courtesy lighting. At the far end of the garden is a timber lap boarded SHED with pantiled roof and outside tap. Adjacent to the shed is a hand gate opening to the shingled parking area providing off road parking for one vehicle.

#### **TENURE**

Freehold.

#### **OUTGOINGS**

Council Tax Band currently deleted.

#### **SERVICES**

Mains electricity, water and drainage are available. Propane gas central heating.

#### **VIEWING ARRANGEMENT**

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)

Tel: 01502 722253 Ref: 20736/RDB.

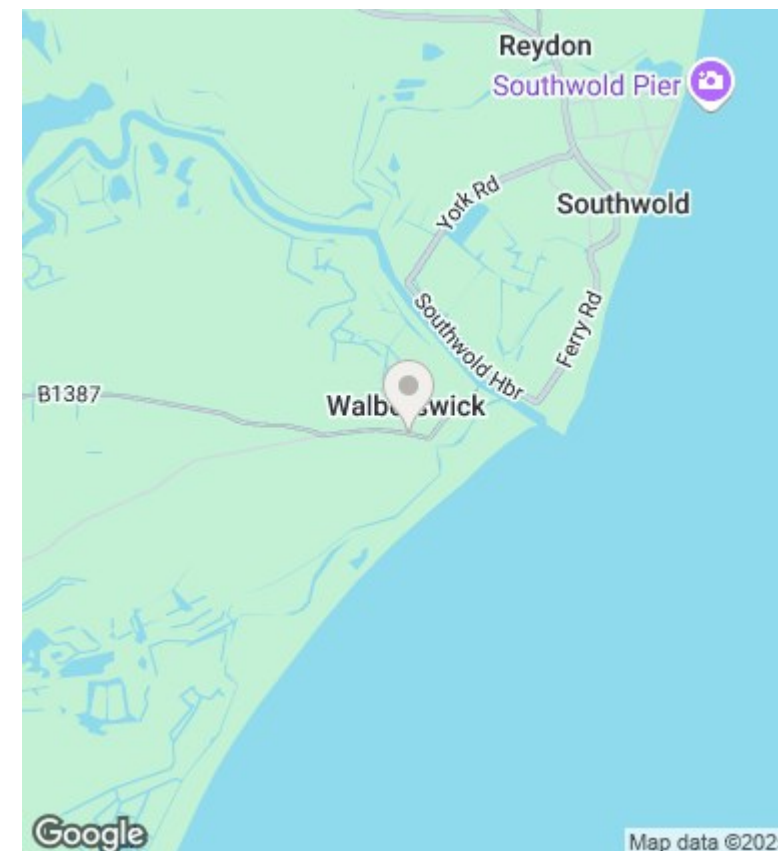
#### **FIXTURES & FITTINGS**

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.







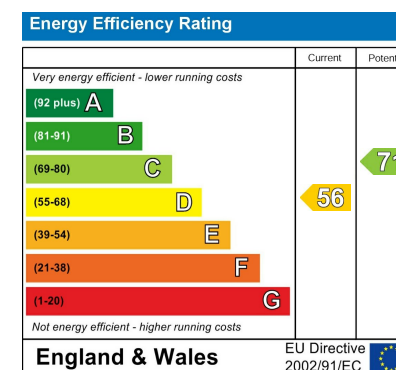


## Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)