



Walberswick, Southwold

Guide Price £825,000

- No Onward Chain
- Stylish Living Room
- Walled Garden
- Two Double Bedrooms
- En-Suite & Ground Floor Bathroom
- Electric Heating & Wood Burner
- Close to the River & Beach
- Kitchen & Dining Room
- EPC - E

Ferry Road, Walberswick

A unique detached village cottage in sight of the harbour and beach of this charming seaside 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, cutting short a seven mile journey by road. Formerly a prosperous fishing village, nearly half of the houses in Walberswick today are holiday homes. The village has a thriving artistic community with regular exhibitions, two excellent village pubs, tea rooms and village hall.



Council Tax Band: C



DESCRIPTION

This unique detached cottage located just moments from the Blyth River, Southwold Harbour, and Walberswick Beach, offers the perfect blend of traditional charm and modern comfort. Part stone, part rendered elevation red clay pan-tiled roofs, adding to its character and appeal. Inside, the spacious dining hall features a cosy wood burner and a staircase leads up to the first floor. The large, stylish living room is another highlight, complete stunning wood panelled walls and ceiling, wood burner and casement doors that opening onto the garden, creating an ideal space for both relaxation and entertaining. The fitted kitchen, along with a rear hall, cloakroom, and family bathroom, provide everything needed for comfortable living.

Upstairs, the landing connects to two generous double bedrooms, one of which has an en-suite shower room with the other having a double aspect, overlooking the green opposite The Bell and with a window seat offering a unique view of the river and Southwold beyond.

Nestled on the south bank of the River Blyth, Walberswick is a picturesque village directly across from Southwold. In summer, a ferry offers a quick and scenic journey, cutting down what would otherwise be a seven-mile drive. Once a bustling fishing village, Walberswick is now home to a thriving artistic community, hosting regular exhibitions and offering a range of local amenities, including two excellent pubs, charming tea rooms, and a community village hall. Today, nearly half of the village's homes are used as holiday retreats, contributing to the area's appeal as a tranquil getaway.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

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

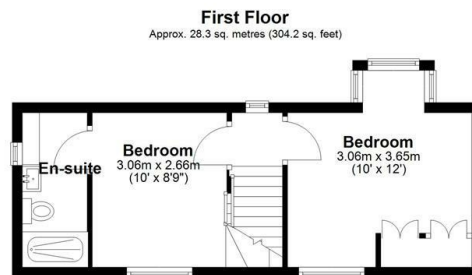
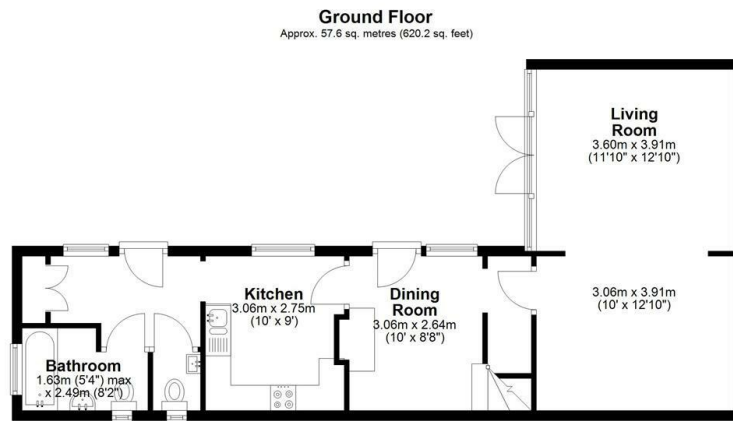
Tel: 01502 722253 Ref: 20793/RDB.

FIXTURES & FITTINGS

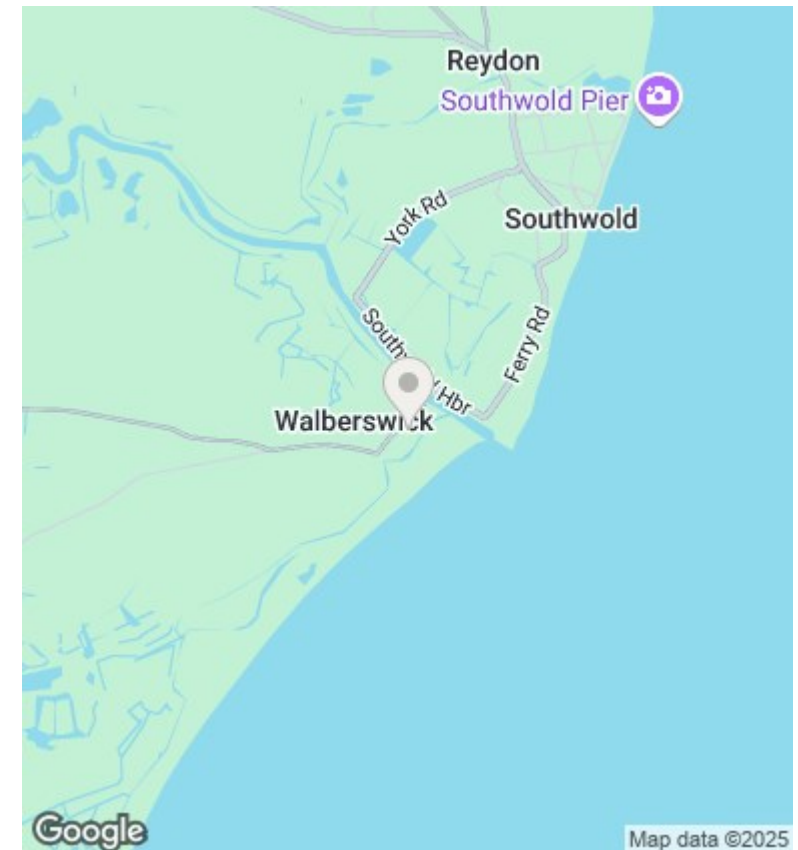
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Total area: approx. 85.9 sq. metres (924.5 sq. feet)

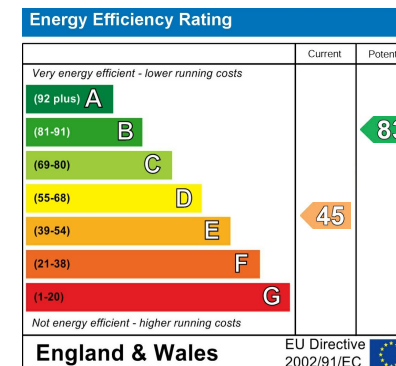


Conveyancing, Surveys & Financial Services

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

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