



Walberswick, Southwold

Guide Price £795,000

- No Onward Chain
- Open Plan Living Accommodation
- Double Glazing
- Four Double Bedrooms & Ensuite
- Study, Utility & Cloakroom
- Perfect Location
- Conservatory & South West Facing Garden
- Parking & Integral Garage
- EPC - F

Palmers Lane, Walberswick

A unique semi-detached cottage of great style and character peacefully located in a single track lane in 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, 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: E



DESCRIPTION

The Coach House is a beautifully presented semi-detached home, tucked away down a quiet lane in the highly desirable village of Walberswick. Set back from Palmers Lane, this unique property offers open-plan living, complemented by a delightful south facing garden.

Upon entering, you are greeted by a welcoming lobby that flows into the sitting room, which features a cosy wood-burning stove and French doors leading to the conservatory. The sitting room opens into an additional reception room, currently used as a dining area, also with access to the garden. The contemporary kitchen is a spacious, well-designed area, complete with a breakfast bar, integrated appliances, and a window overlooking Palmers Lane. A door from the kitchen leads to a generous utility area, which includes a WC, external access to the rear, a useful study, and a door to the attached garage.

Stairs from the kitchen lead to the first-floor landing. The landing provides access to four double bedrooms and the family bathroom. The principal bedroom is dual aspect, light and airy. The three additional bedrooms are all well-sized doubles, with bedroom two having an ensuite and bedroom four featuring eaves storage. The first-floor accommodation is completed by a family bathroom, which includes a separate shower.

To the side of the property, you'll find an enclosed garden, predominantly laid to lawn with established shrub borders and enjoying a southerly aspect providing a peaceful outdoor space. To the front of the property is off-road parking, as well as a generously proportioned integrated garage with connecting door

into the house.

Partly rebuilt and refurbished in 2015/16, The Coach House offers a comfortable and well-appointed base from which to explore the stunning coastline and the surrounding area.

AGENTS NOTE

There is a right of way over the driveway at the side of The Coach House providing access to the neighbouring Tower Cottage.

"Photography taken September 2024. Courtesy of Richard Cross @tensevenseven

TENURE

Freehold.

OUTGOINGS

Council Tax band currently E.

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: 20803/RDB.

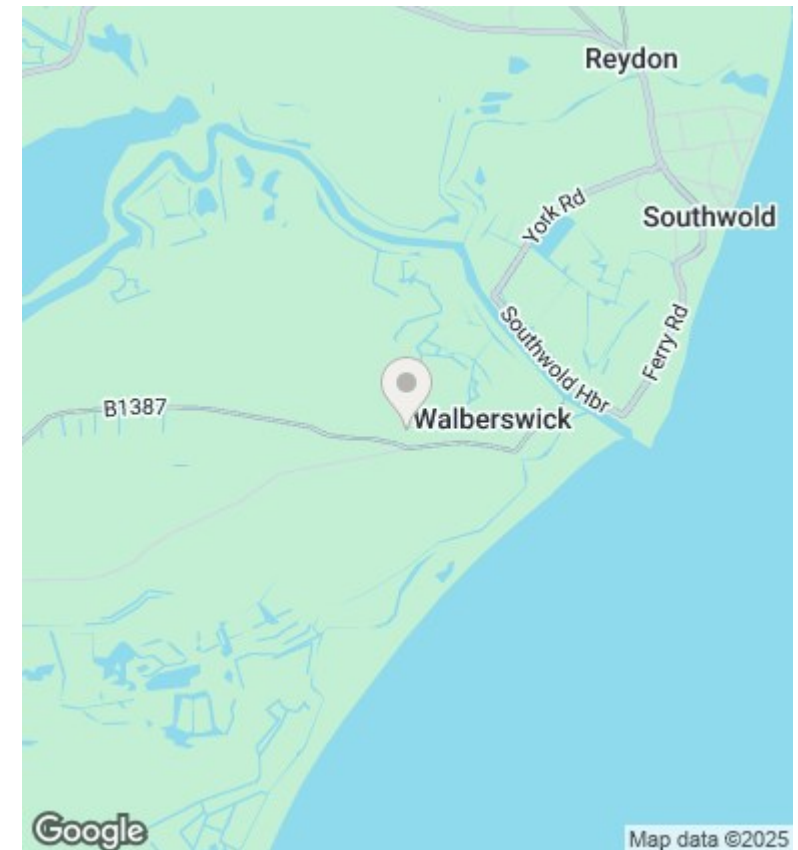
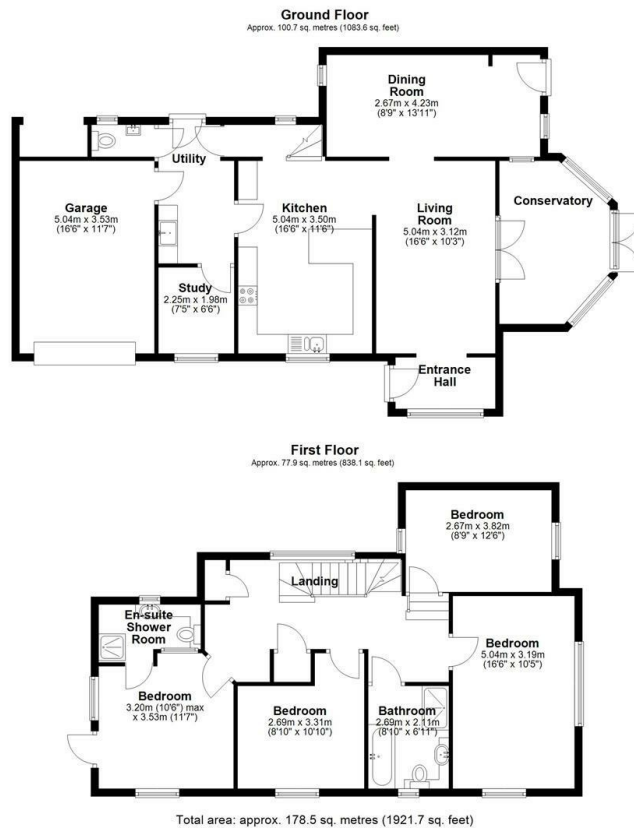
FIXTURES & FITTINGS

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.





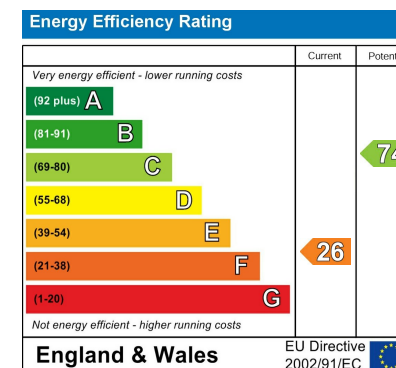


Conveyancing, Surveys & Financial Services

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