



Dunwich, East Suffolk

Guide Price £795,000

- No Onward Chain
- Stunning Views
- Spacious Kitchen/Dining/Family Room
- Four Bedrooms
- First Floor Lounge
- EPC - Exempt
- Grade II Listed
- Wealth of Charm & Character

St. James's Street, Dunwich

A property of immense charm and character with marshland and sea views from the upper floors in the heart of this historic seaside village of Dunwich, Area of Outstanding Natural Beauty on Suffolk's delightful Heritage Coastline. The house is situated in St James Street close to The Ship pub and to Dunwich beach. The internationally renowned RSPB Minsmere, Dunwich Heath and Dingle Marsh Nature Reserves which epitomise the quietness and serenity of the landscape along this picturesque stretch of Suffolk's unspoilt coastline are all on the 'doorstep' of this charming village, once a port of similar size to 14th century London, sending two members to parliament until the 1832 Reform Act.



Council Tax Band:



DESCRIPTION

The Old Town Hall in Dunwich is a fantastic Grade II Listed village house likely to date from the early 18th century, full of character located close to the beach, heath and local woodlands. The property is split over three floors and offers versatile accommodation. To the ground floor is a spacious kitchen/diner with a feature fireplace to one wall, two double bedrooms with a bathroom and access to the enclosed rear garden. The first floor boasts a spacious lounge with fantastic views, a further bathroom and bedroom. The second floor offers a spacious bedroom suite again with lovely views. Outside the property offers a front and rear garden, perfect for those summer evenings.

ACCOMMODATION

ENTRANCE HALL / BOOT ROOM

window to front aspect, radiator, tiled floor, door leading to bedroom and door leading to:

KITCHEN/DINING/FAMILY ROOM

Leaded windows to front and rear aspect, door leading to garden. Inglenook fireplace with log burner. Base level units with work surfaces over. Stainless steel sink and drainer unit. Fitted oven and hob. Tiled floor. Cupboard housing boiler. Door with stairs leading to first floor.

BEDROOM THREE (GROUND FLOOR)

Two windows to side aspect facing into the garden. Laminate flooring. Two radiators. Steps leading to:

SHOWER ROOM

Window to side aspect. Three piece suite comprising low level W.C., vanity wash hand basing, shower cubicle, cupboard housing hot water cylinder. Heating towel rail. Step up to:

BEDROOM FOUR

window to side aspect, radiator, laminate flooring.

FIRST FLOOR LANDING

door to second floor and doors to:

BATHROOM

window to rear aspect, 3ps comprising llwc, vanity when, bath with shower over, heated towel rail.

SITTING ROOM

Leaded windows to front aspect with stunning countryside views. Exposed beams. Three radiators. Door to storage cupboard. Door to:

BEDROOM TWO

Window to front aspect. Radiator. First floor stairs leads to:

BEDROOM ONE

Leaded window to front aspect with stunning countryside views. Window to rear and side aspect. Access to loft, door to storage cupboard. Radiator.

OUTSIDE

The front garden is paved enclosed by picket fencing. The rear garden is mainly paved with gated rear access.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently deleted.

SERVICES

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: 20807/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.





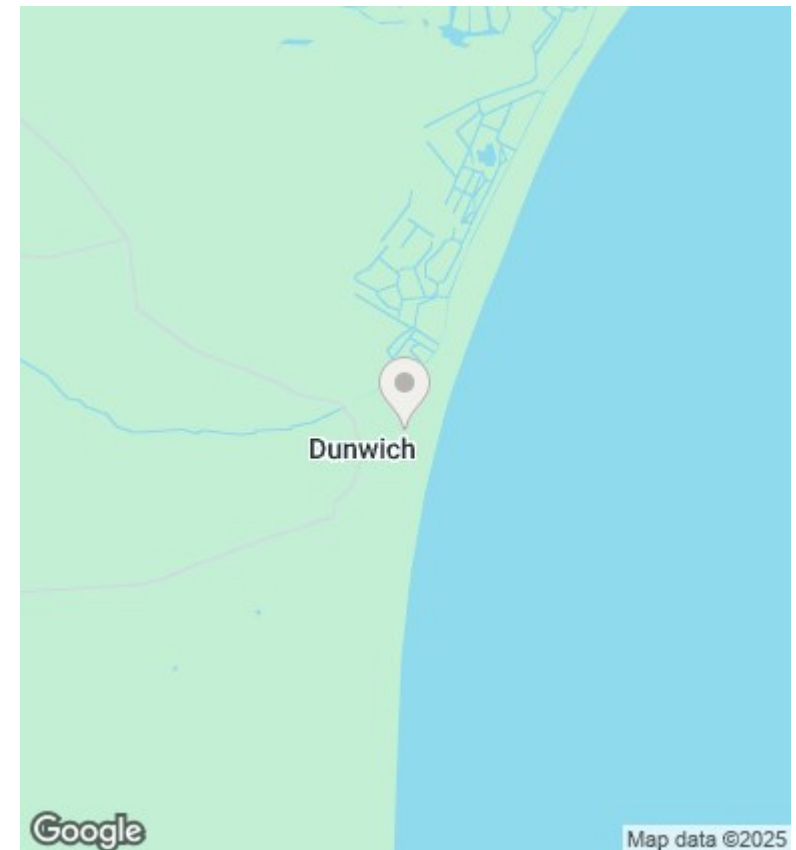
AWAITING FLOOR PLAN


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		
(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