



LILYCOT

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CHURCH ROAD, THEBERTON, IP16 4SF





This charming grade II listed cottage occupies a lovely position with countryside views and a detached annex providing a wonderful holiday letting business.

**As you pull into the main driveway of Lilycot you are instantly drawn to the countryside which surrounds the property. A beautifully converted annex greets you as you leave the parking area and has been finished to a high specification. The annex provides an open plan kitchen/dining/sitting area which opens to a bedroom area from which there are lovely views across the fields, providing the perfect setting for a holiday bolt hole. The accommodation is completed by a well-equipped shower room.**

storage, complimented by a baby Aga and finished with a calming colour palette. Beyond the kitchen a rear hall which provides access to a shower room and a further door opening to the garden. On the first floor there are three bedrooms all of which present a wealth of character and have lovely views over garden and countryside beyond. A family bathroom is well positioned for all three bedrooms and is beautifully presented.

#### TENURE

Freehold.

#### SERVICES

Mains water, sewerage and electricity are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council. Band E

#### EPC

Exempt







LOVELY ANNEX  
WITH WHITE  
GOODS





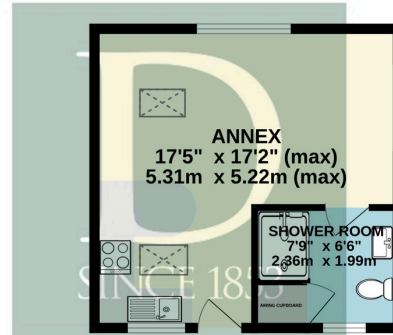
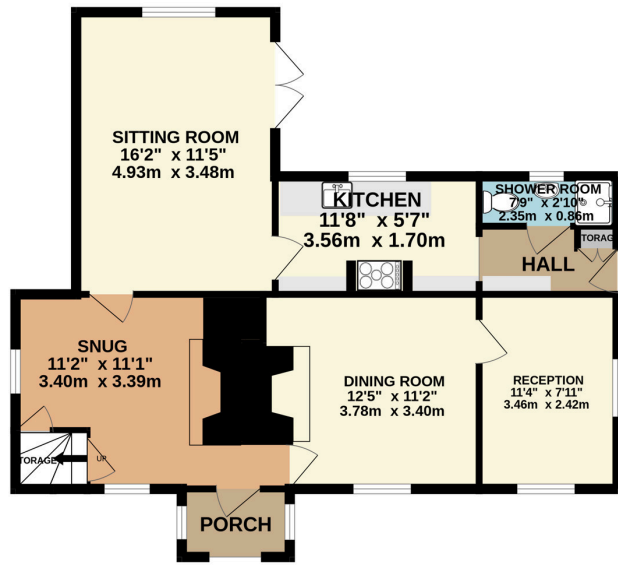




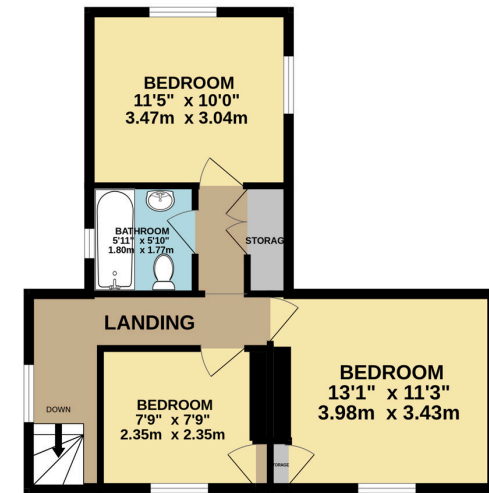


FLOOR PLAN

GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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