



1 CHURCH FARM COTTAGES

CHURCH ROAD, BLYTHBURGH



This Grade II listed semi-detached cottage is well positioned in the idyllic village of Blythburgh close to the historic church.

1 Church Farm Cottages is a delightful timber framed cottage, formerly part of Church Farmhouse, and believed to date back to the 17th Century with character features, enclosed rear garden and garage.

Entering the property, you are welcomed into a lobby which leads into the cosy main reception room with beamed ceiling and window to the front. A door leads to the rear snug which is currently used as a study with door to the rear garden. A further door from the sitting room leads to the spacious kitchen/breakfast room which is dual aspect and offers country style kitchen units, pantry cupboard and terracotta tiled floor and views to the rear garden. A door leads to the rear lobby where you will find the stairs to the first floor, a very useful utility room with WC and stable door to the rear garden.

The cottage style stairs rise to the first floor to a landing which provides access to the two double bedrooms and one single bedroom and the family Bath/shower room. The bedrooms are full of character with beams and views to both front

and rear. The very well presented modern bathroom comes complete with separate shower.

To the rear is the enclosed rear garden along with raised terrace, ideal for al fresco dining. The remainder of the garden is laid to lawn with two hand gates, one leading to the Church car park and the other leading to the garage and parking space.

Blythburgh is set in a landscape of 'Outstanding Natural Beauty' with its Church, riverfront pub & nearby latitude festival. The coastal hotspot of Southwold is a short car journey away, providing seaside attractions and a beautiful beach.

TENURE - FREEHOLD

EPC - E

SERVICES

Mains electricity, drainage and water are connected. Air Source Heat Pump. (Durrants cannot verify they are in working order).

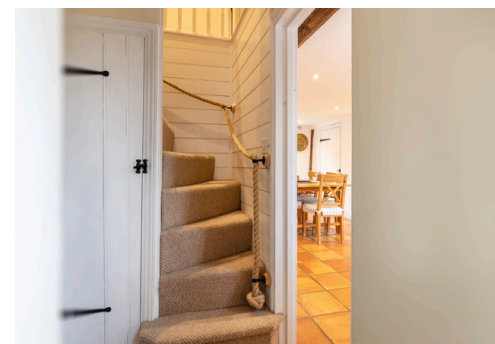
LOCAL AUTHORITY

East Suffolk Council.

VIEWING

Strictly by appointment with the agent's Southwold Office.





NO ONWARD
CHAIN

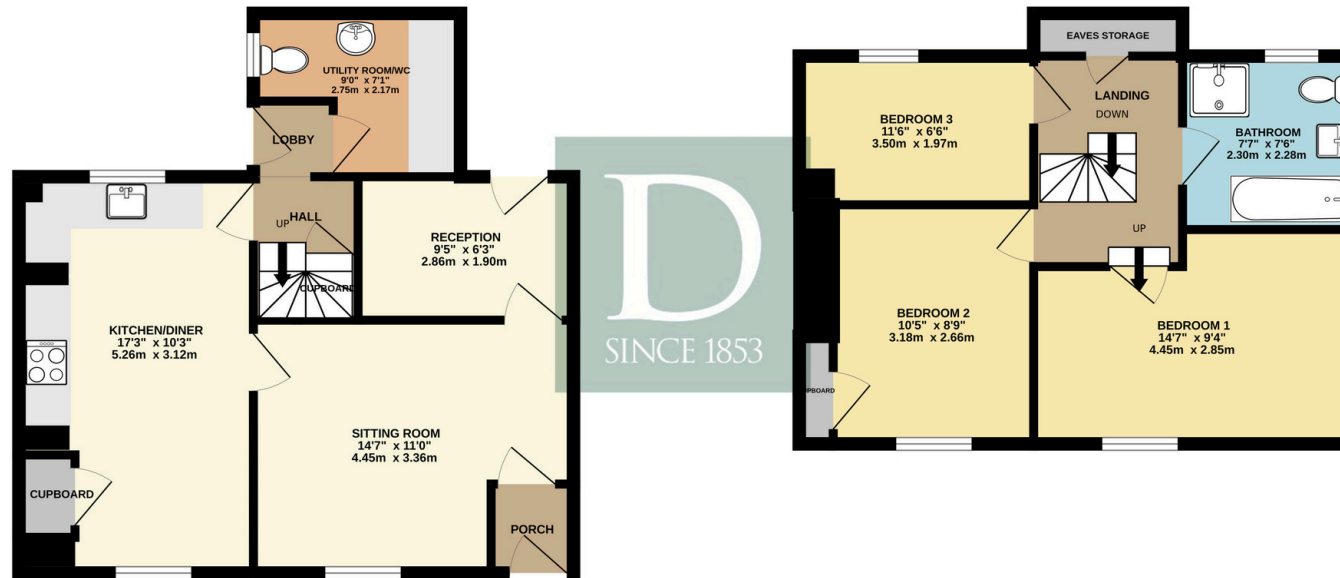




FLOOR PLAN

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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