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*Widows Row,*  
The Street, Somerleyton.

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS



St Olaves Marina - 2.6 miles

Beccles - 10.6 miles

Southwold - 16.8 miles

Norwich - 20.9 miles

A unique and exciting opportunity to acquire the freehold purchase of seven quintessential 'chocolate box' Victorian terraced cottages situated in the North Suffolk Heritage Village of Somerleyton, the setting for numerous television productions, most recently Netflix's 'The Crown'. The properties consist of seven, two bedroom cottages, sympathetically updated and well presented throughout. Currently held under one title number 1-7 are individually registered and offer a superb investment opportunity with current or pending assured short-hold tenancies set in place whilst offering a wealth of further opportunity.

Seven Individual Victorian Cottages Offering:

- Sitting Room
- Kitchen
- Bathroom
- Master Bedroom
- Second Double Bedroom
- Charming Cottage Gardens & Brick Out-houses



### Location

These properties are located in the much sought after North Suffolk Heritage village of Somerleyton. The village is renowned for its position and stunning architecture, the well known Dukes Head pub and restaurant offers the perfect spot to unwind whilst various open green spaces throughout the village make it a haven for walkers. The country lane which runs between the Dukes Head and Marsh Lane leads down to the river with moorings. The village enjoys stunning scenic walks and a range of amenities including a bowls green, children's park with tennis and basketball court, football fields, allotment gardens, marina and local train station on the Norwich to Lowestoft line which gives links to London Liverpool Street via Norwich (1 hr 54 mins).



## Agents Note

We would welcome all inquiries from interested parties via our office, for an initial, confidential conversation regarding the current rental yields and future prospects the acquisition could offer. The properties are offered as a freehold acquisition subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

The sale of Widows Row offers the freehold purchase of Seven individually registered properties currently held on a single title.



### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services:

Electric heating.  
Mains Water & Drainage connected.

### EPC:

Numbers 2-6 'D'  
Numbers 1&7 'E'

### Local Authority

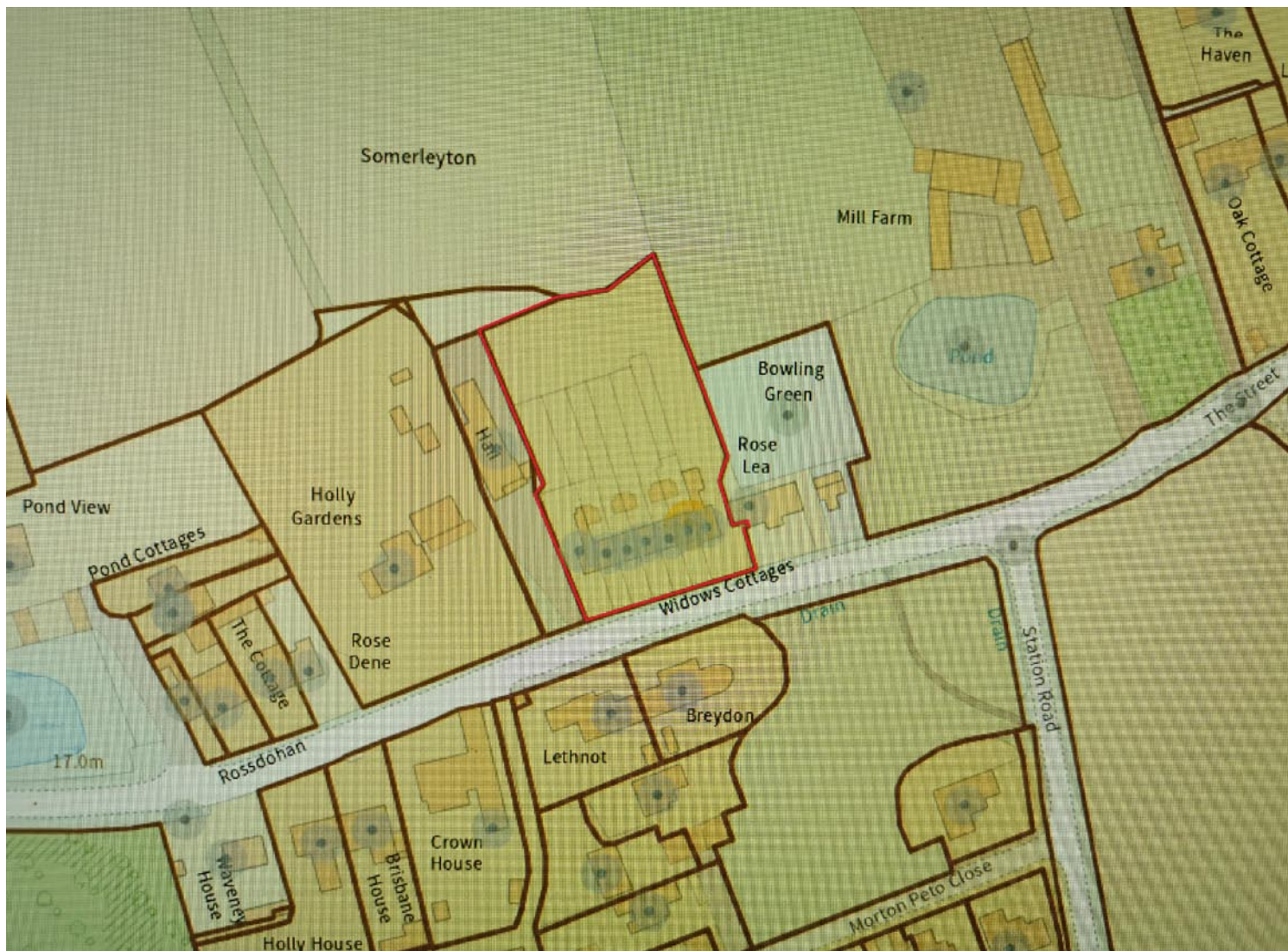
East Suffolk Council  
Tax Band: Numbers 1-7. Band 'A'  
Individually  
Postcode: NR32 5QD

### Tenure

Freehold Purchase

### Guide Price:

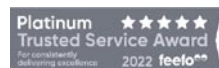
£1,400,000.00



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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