



Church Road,
Kessingland, Suffolk Coast.



Pakefield - 2.4 Miles
Southwold - 9 Miles
Beccles - 10.2 Miles
Norwich - 27.9 Miles

An exceptional opportunity to purchase this charming Victorian two bedroom cottage situated footsteps from the heritage Suffolk coastline and enjoying sea views at the front door. The property is currently registered and let as HOLIDAY ACCOMMODATION and is ideally situated for the many local attractions and beaches. The FREEHOLD is being offered at the guide price with the ability to continue the successful holiday let proposition or to be returned to what would offer a stunning residential home. Please enquire for further information and viewings.



Property

Entering Cats Cottage via the stained glass front door we are welcomed into the entrance hall of this immaculate home where the exacting finish and original charm found throughout is instantly apparent. Exposed timber flooring continues throughout the original ground floor rooms and the stairs rise to the first floor. On our left two doors lead to the main reception rooms. Set to the front and enjoying the view onto this coastal road we find the sitting room. A feature wrought iron fire place offers a cosy focal point to the room whilst light fills the room from the double glazed sash window at the front. Back in the hall we step into the dining room which looks onto the rear garden, this second generous reception room boasts a wood burning stove whilst an under stairs cupboard offers a storage solution. A door from here opens to the kitchen breakfast room making the two spaces perfect when entertaining. The kitchen breakfast room offers a versatile second dining area whilst a modern kitchen has been superbly planned incorporating the dish washer, washing machine, double oven a five ring hob. Two windows look out to the garden whilst a velux roof window fills the room with light. A door leads to the rear garden whilst internally a door opens to the ground floor cloakroom. On the first floor we step onto an impressive landing which opens to the two double bedrooms and shower room. At the rear the smaller double enjoys a view of the garden whilst the shower room echoes the stunning finish throughout. This large room offers a double width level access shower, wash basin and w/c with ample room to replace the shower with a bath if desired. Completing the accommodation the exceptional master bedroom is set to the front and spans the full width of the house providing an impressive principle room. Original fireplaces feature in both bedrooms.







Outside

From Church Road we approach the property via the frontage which has been laid to attractive paviers providing space to bring a vehicle off the road. Here we access the front door whilst to the side of the cottage a path leads to gated access to the rear gardens. At the rear a generous courtyard leads to the rear door and opens to the main garden which echoes the standard inside. Artificial lawns are stepped between timber sleepers providing three shallow terrace areas over the length of the space. Timber fences frame the boundary and at the foot of the garden an attractive brick wall creates a delightful raised flower bed.

Location

The property is located at the foot of Church Road, a road predominately lined with Victorian properties which leads to the stunning Beach & Suffolk coastline, the property boasts sea views at the front door providing an exceptional location to reside or continue the current, successful holiday letting proposition. The village of Kessingland has shops, post office, restaurants, a primary school, pubs and a wildlife park (which holds a car boot sale on Sundays in the summer season). Kessingland is between Southwold and Pakefield which provide a fuller range of amenities. The Lowestoft train station runs a link to London Liverpool Street via Ipswich. Kessingland is located just 10 miles away from the market town of Beccles and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.

Mains Water. Mains Drainage.

Gas Central Heating & Hot Water System.

Energy Rating: E

Local Authority:

East Suffolk Council

Tax Band: Exempt due to CH01 Holiday let use.

Assumed Band 'B'

Postcode: NR33 7SB

Tenure

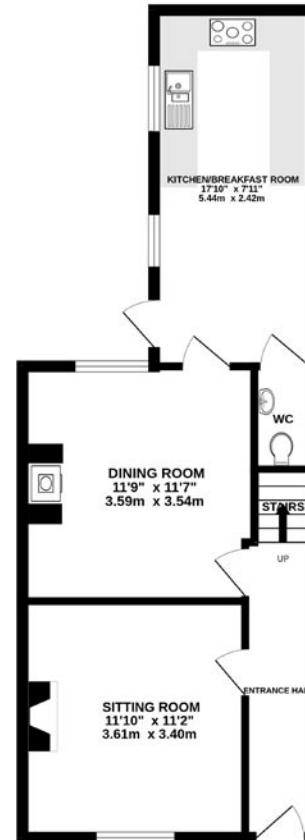
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered 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.

Guide Price: £245,000

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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.
Made with Metropix 02024

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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



www.muskermcintyre.co.uk

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.

A member of OnTheMarket™



BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk