Chartered Surveyors / Estate Agents

Clarke & Simpson









White Cottage, The Street, Sweffling, Saxmundham, IP17 2BL

A sympathetically modernised, two bedroom, detached cottage located in the very heart of the pretty village of Sweffling, 4.5 miles from Framlingham & 14 miles from the coast.

Guide Price £285,000 Freehold

P7556B

Summary

Front porch, open plan sitting/dining room and kitchen.
Two first floor double bedrooms and shower room.
Low maintenance courtyard garden. On street parking.
No onward chain

Location

White Cottage is situated in the rural village of Sweffling. The village has a terrific community feel with events taking place at the village hall and also at the award winning pub, The White Horse. Sweffling is situated amidst gently undulating countryside around the upper reaches of the River Alde. The historic market town of Framlingham lies within 5 miles and has excellent schools in both the state and private sectors, as well as good day-to-day shopping facilities. The town is best known for its fine medieval castle. Saxmundham lies about 4 miles to the east. Here there are Waitrose and Tesco supermarkets and a railway station with trains to Ipswich and, in turn, London's Liverpool Street station, which take just over the hour. The Heritage Coast at Aldeburgh lies some 9 miles away, with Dunwich and the Minsmere Bird Reserve being about 12 miles to the east.

Description

White Cottage is of timber-framed and brick construction with rendered and whitewashed elevations under a pitch tiled roof. The property is believed to date from the early 19th Century. White Cottage has undergone a schedule of renovation by the previous owners and makes an ideal holiday home being very much suited as a "lock and leave" with its low maintenance courtyard garden.

The property is approached from the front door into an entrance porch featuring quarry tiled flooring and windows to the side. A glazed panel door from here leads to the sitting/dining room, a triple aspect room with windows to the front, side and rear, French style doors to the garden and tiled flooring. There is a centralised fireplace, which is home to a wood burning stove with tiled and timber surround. The sitting room benefits from a light tunnel. There are stairs that rise to the first floor landing which benefit from a light tunnel. There is a built-in cupboard underneath the stairs. A glazed door leads to the kitchen, a dual aspect room with windows to the front and rear, and fitted with a matching range of wall, base and display units with over counter lighting. There is a single drainer sink unit with mixer tap over and tiled splashbacks to wooden worktop together with a four ring Neff electric hob with Neff oven under and a stainless steel and glass extractor hood over. There is also an integrated fridge/freezer, space for a washing machine and a chrome heated towel radiator.

The stairs rise to the first floor landing where there is a window to the rear, a built-in cupboard with a pre-lagged water cylinder and slatted shelving, a wall mounted radiator and access to the loft hatch. From here a door leads to bedroom one, a dual aspect double room with a dormer window to the rear, exposed floor boards, wall lights and a window to the side. There is a basin with a light over and a cupboard under with ornate tiled splashbacks, a built-in storage cupboard to the side and two wall mounted radiators. There is a further built-in cupboard over the stairs which houses the electric boiler with slatted shelving and hanging rail. Bedroom two is another dual aspect double room with a window to the side and rear overlooking the rear courtyard. This has exposed floor boards, a wall mounted radiator, wall mounted lights and access to the loft. The shower room has a dormer window to the front, a closed coupled WC, wall hung basin, shaver point, spotlighting, built-in shower cubicle with mains fed drencher shower over and hand held attachment all in tiled surround.

Outside

From the highway a pathway leads to the gated entrance of White Cottage where there are raised beds to the front and a path that circumnavigates the property to a courtyard garden. This is enclosed by panel fencing and features a private seating area and raised beds.



















Directions

From Framlingham, proceed out of the town on Saxmundham Road (B1119). Proceed into the village of Sweffling, turning right opposite The Sweffling White Horse and continue down into the village where the cottage will be found on the right hand side.

For those using the What3Words app: ///winds.galleries.bloom

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. Electric-fired central heating system.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

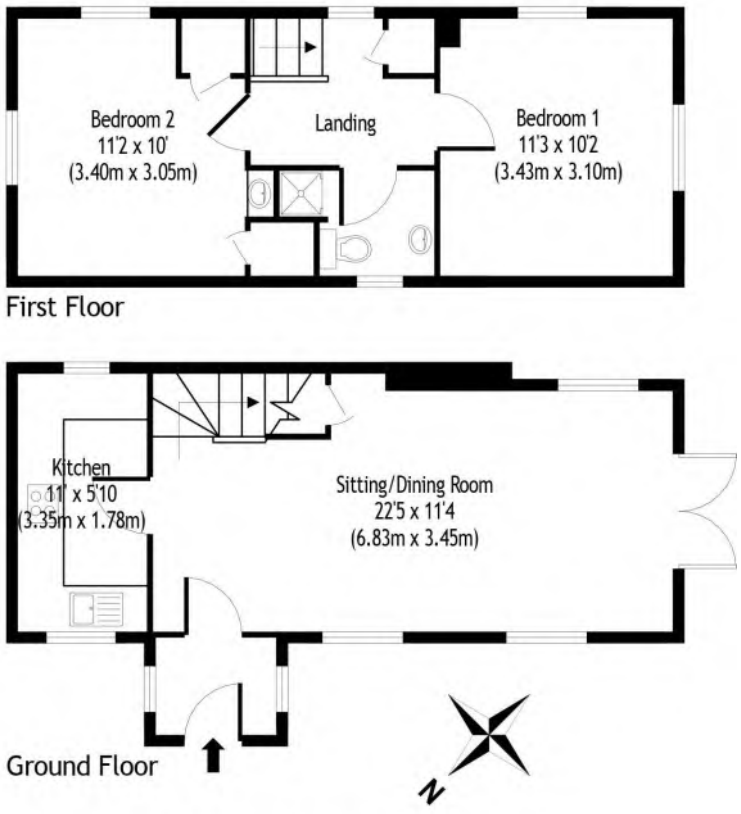
Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = E (Copy available from the agent.)

Business Rates Approximately £1,250.00 payable per annum (1 April 2023 to present)

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

White Cottage, Sweffling
Approx. Gross Internal Floor Area - 656 Sq ft / 61 Sq M



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NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The Vendor has completed a Property Information Questionnaire abut the property and this is available to be emailed to interested parties.

4. There is no off-road parking at the property, but there is immediate on-road parking.



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