



Vine Cottage
The Hill | Westleton | Suffolk | IP17 3AN

TIMELESS SUFFOLK HOME



A distinguished Grade II listed home positioned on a quiet lane within the highly regarded village of Westleton. Dating back to the 17th century and later encased in brick during the 19th century, the property offers a compelling blend of period character and modern practicality.



KEY FEATURES

- A Grade II listed 17th century Timber-Framed Farmhouse, later Encased in Brick
- Set within approximately 0.41 acres in the Heart of Westleton
- Four Double Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen with Separate Utility, Laundry Room and Ground Floor WC
- Four Reception Rooms including a Snug with Wood Burner and an Office
- Recently installed Oil Boiler, Oil Tank, Cylinder and Hive Thermostat and Updated Wet Room on the Ground Floor
- Garage, Outbuildings and Ample Off Road Parking
- Walking Distance to Village Shop, Pub and Amenities
- A Short Drive from Dunwich Beach and Minsmere Nature Reserve
- No Onwards Chain
- The Accommodation extends to 2,649sq.ft
- Energy Rating: E

Set within approximately 0.41 acres, the house enjoys an attractive outlook across the village green, creating a strong connection between the home and its surroundings. The classic Suffolk façade combines red brick and weatherboarding, setting the tone for what lies within.

Internally, the property retains a wealth of original features including exposed beams and fireplaces, while benefitting from recent improvements such as a newly installed oil boiler, updated wet room and fresh decoration throughout. Formerly the village doctor's between the years of 1973 and 1982, the property has a wealth of history within the village.

Flexible Living and Character

The ground floor is arranged to provide a natural flow between rooms, ideal for both everyday living and entertaining. The kitchen offers generous proportions and is supported by a separate utility room.

A dining room sits adjacent, providing a dedicated space for entertaining, while the main sitting room offers a comfortable setting centred around a traditional fireplace. A separate snug with wood burner creates a more intimate retreat.





KEY FEATURES

Two staircases lead to the first floor, where four double bedrooms are arranged around a family bathroom. The principal bedroom benefits from its own en suite and enjoys views across the village green. The layout offers flexibility for family living or hosting guests.

Gardens and Lifestyle

The gardens extend primarily to the side of the property, offering space, privacy and a well established setting with mature planting and fruit trees. To the front, a seating area overlooks the village green, providing an attractive space to enjoy the surroundings. To the rear, a garage and outbuildings offer practical storage, while ample off road parking ensures convenience.

Westleton provides a strong sense of community with a village shop, pub and amenities all within walking distance. The Suffolk Heritage Coast is just a short drive away, with Dunwich beach and Minsmere Nature Reserve close by, alongside the popular towns of Southwold and Aldeburgh.

























INFORMATION



On The Doorstep

There is a village shop, pub, hall and play park within walking distance. Coastal and countryside walks are nearby along with Minsmere Nature Reserve and Dunwich beach.

How Far Is It To?

Darsham Station - 3.2 miles, seven minutes by car

Dunwich Beach - 5 minutes

Southwold - 20 minutes

Aldeburgh - 20 minutes

Saxmundham is a historic Suffolk market town offering a blend of Georgian/Victorian charm and modern convenience. It features a busy high street with independent shops, a Waitrose, Tesco, cafés, and pubs. Key amenities include a railway station (East Suffolk Line), library, doctors, dentist, primary/free schools, and the Market Hall for events.

Directions - Please Scan QR Code Below

From Beccles, Leave on London Road heading South. Takes the 2nd exit at the next roundabout and follow the A145 for 8 miles. Turn right onto the A12. Follow the road for half a mile and turn left onto B1125 and follow the road until you reach the village of Westleton. Once you enter the center of the village turn right onto The Hill. The property will be near the end of the lane on the right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... doped.thinkers.bins

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

East Suffolk District Council - Council Tax Band G

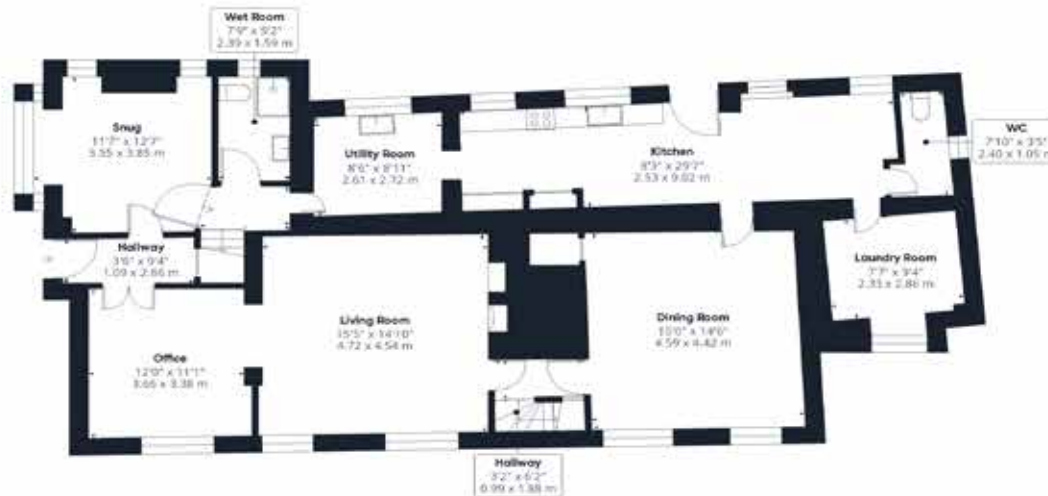
Freehold

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA

Copyright © Fine & Country Ltd.

Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.





Ground Floor - Vine Cottage



First Floor - Vine Cottage

Approximate total area¹⁾
2649 ft²
246.1 m²

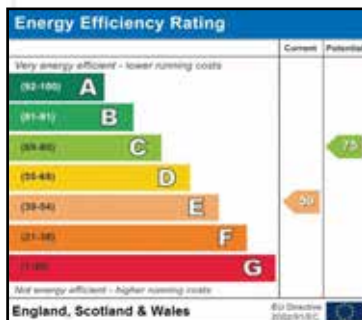
Reduced headroom
129 ft²
11.9 m²

¹⁾ Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

