



Westleton,

Guide Price £795,000

- Exceptional Family Home combining a successful Bed and Breakfast Business
- Study and Snug/Sitting Room
- Driveway, Large Garage/Workshop and Private South Facing Garden
- 3 Well Proportions Ensuite Guest Rooms
- Large Living Room with Wood Burner
- Perfect Suffolk Heritage Coast Location
- 4 Further Bedrooms, One Ensuite and Family Bathroom
- Kitchen/Dining Room with Aga
- EPC - D

Yoxford Road, Westleton

A substantial village house combining an family home with a successful bed and breakfast business.

Then vendors comment; We thought it may help to include the benefits of the attached business which is remarkably low stress and lovely to run, without having too much impact on our time.

Such benefits include

- annual consistent turnover over 5 years of between £42,000 and £44,000 pa with scope for increase (books available on request)
- Returning guests due to proximity to RSPB Minmere, Southwold, Snape etc
- We are award winning, and have a 9.6 rating on booking.com
- Tax benefits associated with overall day-to-day expenditure.



Council Tax Band: E



DESCRIPTION

Occupying a prominent and highly desirable position in the heart of Westleton, one of East Suffolk's most sought-after villages, Argyll House is an impressive and substantial village home offering an exceptional combination of period character, generous accommodation and considerable versatility. Ideally situated for enjoying the Suffolk Heritage Coast, the property has been extensively remodelled and thoughtfully renovated over a number of years to create a charming and spacious home which is currently successfully operated as a bed and breakfast, but would equally lend itself to substantial multigenerational family living or those seeking a home with an established income-producing element.

The property has the considerable advantage of separate private and business entrances. The private accommodation is approached through a spacious entrance hall, leading to an impressive double-aspect sitting room with direct access to the rear garden and a handsome brick fireplace incorporating a timber mantel and wood-burning stove. A particularly characterful snug lies beyond, with a deep bay window overlooking the garden and an attractive fireplace. Believed to form part of the oldest section of the house, dating from the 18th century, this delightful room retains a wealth of period charm, including a distinctive brick floor and access to a cellar beneath. A study overlooking the front provides a quiet and practical workspace.

At the heart of the family accommodation is an excellent open-plan kitchen and dining room, fitted with an extensive range of storage and centred around an Aga, creating a wonderfully sociable space for everyday family life and entertaining. A useful utility room and WC lobby provide additional practicality, together with direct access to the rear garden and a side door leading to the driveway. The staircase rises from the entrance hall to the first floor private accommodation, where the impressive principal bedroom benefits from an en suite shower room. Three further bedrooms, one currently used as a study, are served by a spacious family bathroom incorporating both a separate bath and shower.

The remainder of the property provides the established bed and breakfast accommodation, accessed through its own dedicated entrance into an attractive reception area incorporating comfortable sitting and dining spaces and connecting directly with the kitchen. The ground floor includes a beautifully presented bedroom suite, while two further bedroom suites are arranged from a separate first-floor landing. All three guest bedrooms are generously proportioned and enjoy high-quality en suite bath and shower rooms, offering a particularly appealing standard of accommodation for guests and providing considerable flexibility for a purchaser wishing to continue the existing business.

Outside, a driveway provides excellent off-road parking and access to a substantial timber-framed, corrugated steel-clad barn/workshop, offering valuable storage and potential for a variety of uses. The gardens are a particular feature of Argyll House, enjoying a pleasant southerly aspect and having been thoughtfully landscaped to provide a series of lawns interspersed with established planted borders and attractive timber raised beds. The overall setting provides an unusually generous and versatile outdoor environment, complementing the substantial accommodation.

Argyll House is therefore a rare and highly versatile property, combining the character and atmosphere of a historic Suffolk village house with the comfort and practicality of a comprehensively improved modern home. Its established bed and breakfast accommodation, separate entrances, generous gardens and excellent outbuildings make it particularly well suited to a range of purchasers, while its position in the Conservation area of Westleton places the many attractions of the Heritage Coast within easy reach.

TENURE

Freehold

OUTGOINGS

Council Tax band currently:

The bed & breakfast accommodation is subject to business rates

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21192/RDB.

FIXTURES AND FITTINGS

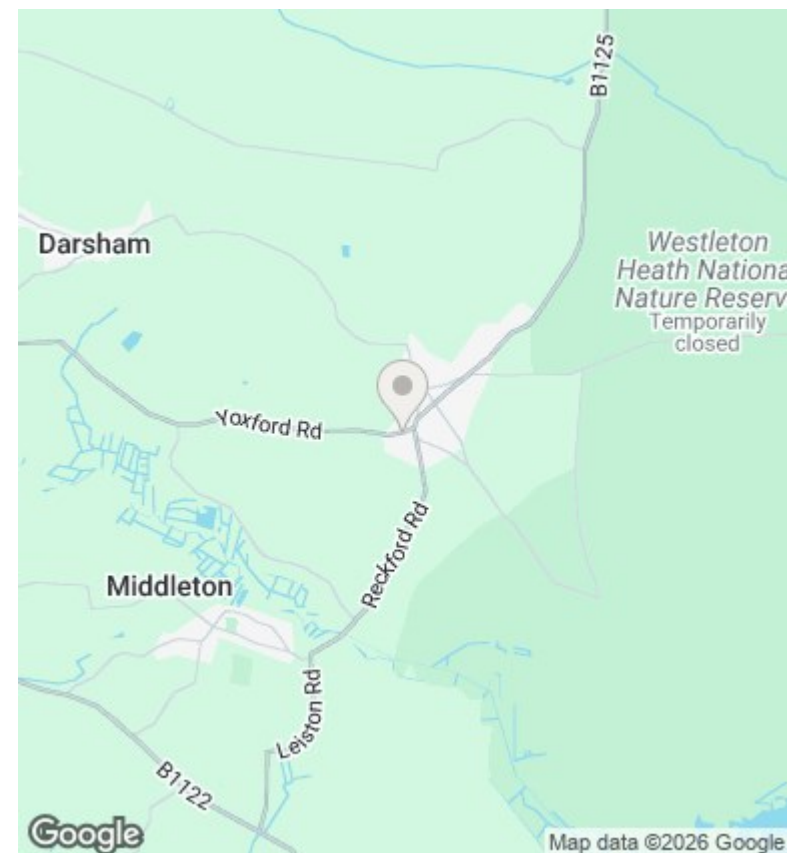
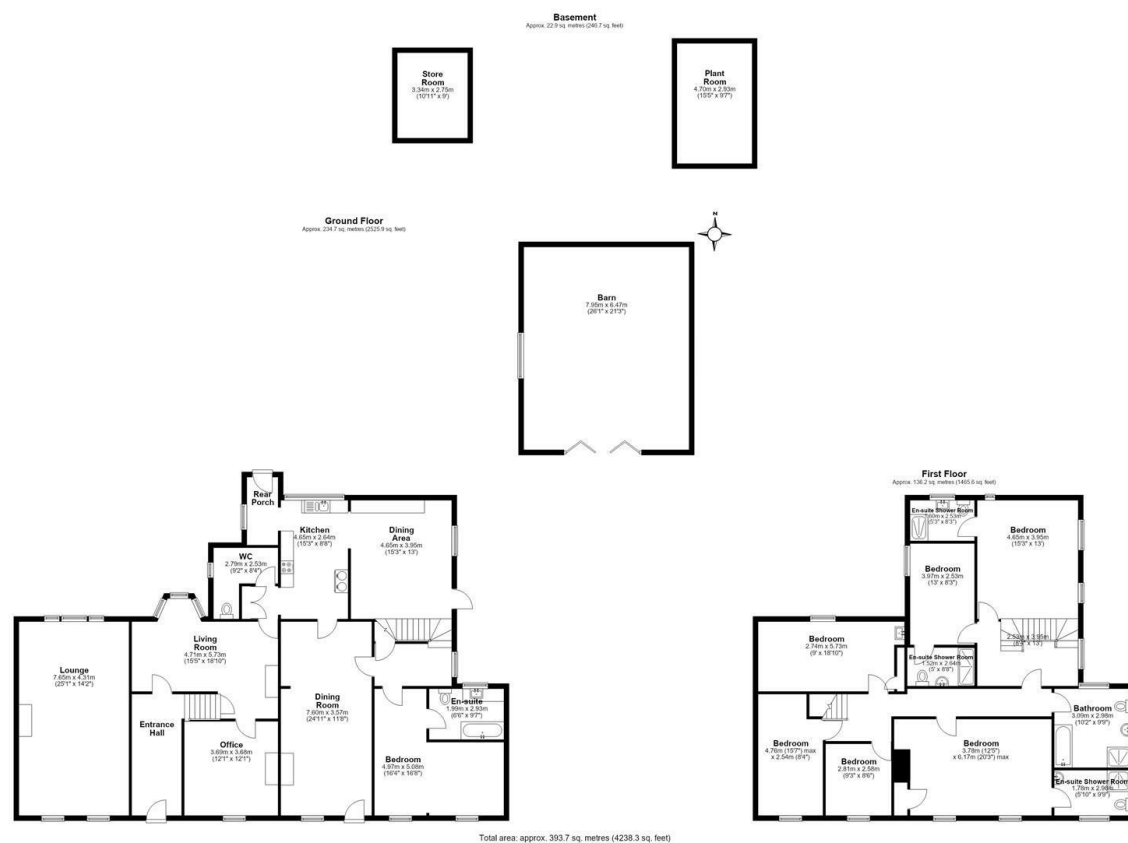
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ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	71
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com