



SYCAMORE COTTAGE

THE STREET WENHASTON, HALESWORTH, IP19 9ET





Sycamore cottage is a charming, four-bedroom, 18th Century home. It offers ample off-road parking, single garage, garden to the front and rear and two generous size reception rooms.

Stepping through the front door, you are welcomed into a charming entrance hall, providing access to the first floor and setting the tone for this characterful cottage. A "coffin hatch" provides easy access for furniture to the upstairs rooms. To the left is the delightful dining room, which enjoys a pleasant outlook over the front of the property and is full of character and charm. The dining room provides access to the cellar, offering useful additional storage. From the dining room, you enter the cosy sitting room, another inviting space overlooking the front aspect. The room's focal point is the attractive wood-burning stove, creating a warm and homely atmosphere — perfect for relaxing on cosy evenings. The dining room also leads through to the bespoke, handmade kitchen, thoughtfully designed to combine practicality with character. There is an excellent range of cupboard storage, space for white goods built-in fridges, freezer and dishwasher and a particularly useful large pantry cupboard. A door from the kitchen provides direct access to the garden, making outdoor entertaining and everyday living wonderfully convenient. Completing the ground floor is a conveniently positioned shower room, fitted with a shower, wash basin and WC.

Upstairs, the first floor provides four bedrooms, offering flexibility for family living. Bedroom one is a generous double bedroom overlooking the front of the property and benefits from plenty of space for wardrobes. Bedrooms two and three are also well-sized double bedrooms, both enjoying pleasant views over the rear aspect. Bedroom four is a useful single room, currently utilised as a home office, but equally suited to use as a nursery, dressing room or playroom depending on individual requirements. The first-floor family bathroom is fitted with a bath (with shower over), wash basin and WC. The second floor provides a further versatile room with useful built-in storage. Currently used as a home office and hobby room, this flexible space could lend itself to a variety of uses. A dormer window provides lovely views over the rear aspect and allows plenty of natural light to fill the room. There are new double-glazed windows to the front and second floor and secondary double-glazing to the rear.

Externally, the property continues to impress, with ample off-road parking to the front and access to a single garage, currently utilised as a workshop. The front garden is surprisingly generous and provides a lovely additional space in which to sit and enjoy the surroundings, with mature trees and established shrubs adding to its charm and character. The rear garden is equally appealing, offering a variety of areas to enjoy and making the most of the available space. There are raised vegetable beds, a patio area, summer house, log store and potting shed, creating a wonderful outdoor space for gardening enthusiasts, entertaining or simply relaxing and enjoying the garden.

Tenure - Freehold - Vacant possession of the freehold will be given upon completion.

SERVICES – Mains water, drainage and electricity are connected to the property. Heating is provided by way of oil central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – D

EPC – TBC

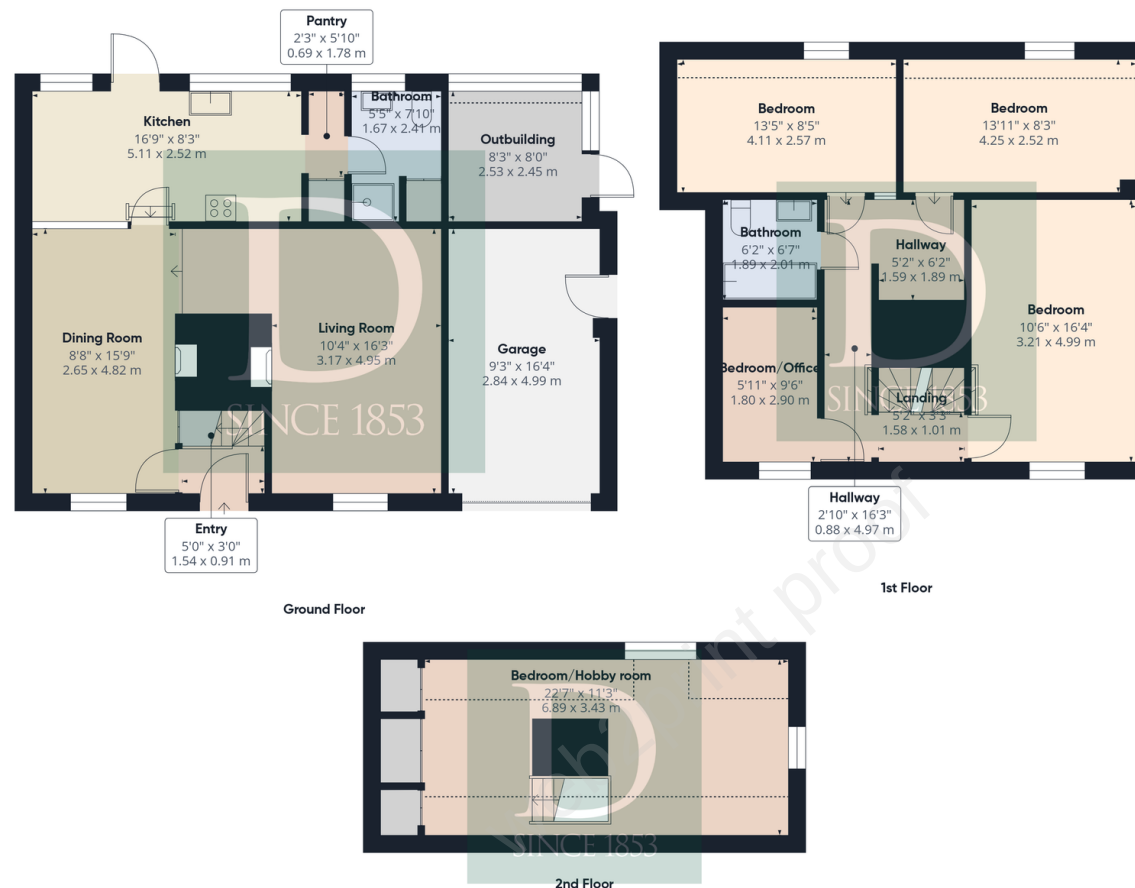
VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





FLOOR PLAN



DURRANTS
SINCE 1853

Approximate total area^m

1635 ft²

151.8 m²

Reduced headroom

132 ft²

12.2 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.

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