

**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.

*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**  
**£269,500 Freehold**  
 Ref: P5895/C

White Cottage  
 Sweffling  
 Saxmundham  
 Suffolk  
 IP17 2BL



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Front porch, open plan sitting/dining room, kitchen, two first floor double bedrooms and shower room.  
 Low maintenance courtyard garden.

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## 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 believed to date from the early nineteenth century and is of timber-framed and brick construction with rendered and whitewashed elevations under a tiled roof. The cottage makes an ideal permanent or holiday home and is very much a 'lock and leave' with its low maintenance courtyard garden. The property has the advantage of being detached and has been extensively renovated and sympathetically modernised by the vendors, which has included adding insulation, installing an electric-fired central heating system, renewing the electrics, and replacing the kitchen and shower room. White Cottage still retains its charm, but now makes for easy living, whether it be as a holiday home or permanent base.

## The Accommodation

### The Cottage

### Ground Floor

A front door leads to the

### Entrance Porch

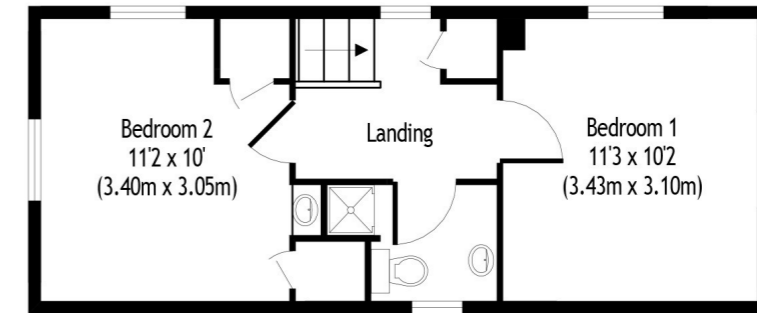
North-east and south-west facing windows. Tiled flooring. A glazed door leads to the

### Open Plan Sitting/Dining Room 22'5 x 11'4 (6.83m x 3.45m)

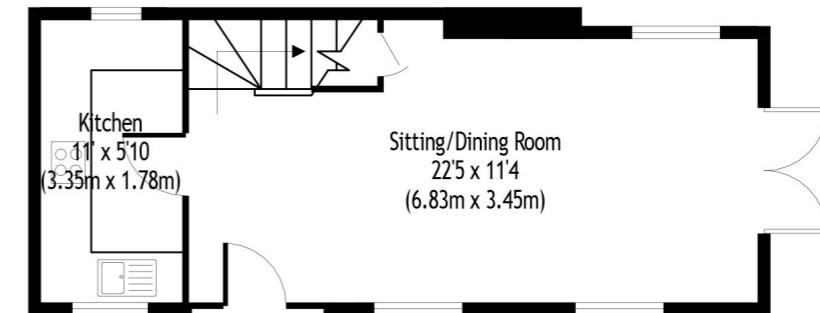
A lovely, triple-aspect room with north-west and south-east facing windows, as well as south-west facing French doors leading out to the courtyard garden. Centralised fireplace, which is home to a wood burning stove with tiled and timber surround. Tiled flooring. Radiators. Wall light points. Light tunnels. Stairs to the first floor landing with understairs cupboard. A glazed door leads to the



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



First Floor



Ground Floor



For identification purposes only. Not to scale.  
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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

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

**Council Tax** Band C; £1,379.55 payable per annum 2017/2018.

**Local Authority** Suffolk Coastal District Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

### NOTE

- These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.
- There is no off-road parking at the property, but there is immediate on-road parking.

March 2018

**Energy Performance Certificate**

White Cottage, Sweffling, SAXMUNDHAM, IP17 2BL

Dwelling type: Detached house	Reference number: 8005-2582-9129-6107-0783
Date of assessment: 08 March 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 March 2018	Total floor area: 60 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,777</b>
<b>Over 3 years you could save</b>	<b>£ 699</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 2,967 over 3 years	£ 2,619 over 3 years	
Hot Water	£ 675 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 3,777</b>	<b>£ 3,078</b>	<b>You could save £ 699 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Current	Potential
42	65

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (solid floor)	£4,000 - £6,000	£ 384
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 45
3. Solar water heating	£4,000 - £6,000	£ 267

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Outside

A pathway from the lane leads to the front door and the courtyard garden. Here there is a patio area and raised beds with flowers, shrubs and trees creating privacy. A path beyond the courtyard garden leads back to the lane.



## *Kitchen* 11' x 5'10 (3.35m x 1.78m)

Fitted with a stylish range of high and low level wall units with integrated fridge, freezer, and electric oven with four-ring halogen hob above and extractor fan. Washing machine. Wood block work surface with ceramic sink with drainer and mixer taps above. Recessed LED spotlights. Tiled flooring and splashback. North-west and south-east facing windows. Ladder-style chrome towel radiator.





The stairs in the ground floor sitting/dining room lead up to the

**First Floor**

*Landing*

South-east facing window. Built-in airing cupboard with lagged hot water cylinder and shelving. Radiator. Recessed LED spotlights. Hatch to roof space. Doors lead off to the two bedrooms and shower room.

*Bedroom One* 11'3 x 10'2 (3.43m x 10'2)

A dual-aspect double bedroom with south-east and south-west facing windows with lovely views towards open countryside. Exposed floorboards. Radiator. Wall light points. Hatch to roof space.



*Bedroom Two* 11'2 x 10' (3.40m x 3.05m)

A dual-aspect double bedroom with north-east and south-east facing windows. Radiator. Exposed floorboards. Moroccan circular sink with mixer taps above and cupboard below. Further built-in cupboards, one of which houses the electric-fired boiler. Wall light points.



*Shower Room*

Comprising WC, hand wash basin and bespoke tiled shower unit. Ladder-style chrome towel radiator. North-west facing window. Recessed Led spotlighting. Shaver point and wall spotlight. Extractor fan. Fitted shelving.

