

Stone Cott St.
Michaels Way
Wenhaston
Halesworth



Stone Cott St. Michaels Way

Guide Price £425,000

Peaceful Village Living Close to the Heritage Coas

Nestled within a peaceful cul-de-sac in the highly regarded village of Wenhaston, Stone Cott is an attractive detached bungalow offering spacious, well-balanced accommodation, generous parking and a delightful sense of privacy, all within easy reach of the Suffolk coast.

Set back behind a substantial driveway providing parking for numerous vehicles, the property enjoys a quiet position on St Michael's Way, a no-through road predominantly lined with bungalows. The attractive stone-fronted façade creates an inviting first impression, while inside the accommodation is both practical and welcoming.

A central entrance hall leads through to a bright and spacious triple-aspect sitting/dining room, where large windows draw in an abundance of natural light and provide pleasant views over the front garden. Adjacent is a well-appointed kitchen fitted with a comprehensive range of storage, integrated appliances and ample workspace.

The bungalow offers three bedrooms, including a particularly generous principal bedroom suite with an en-suite shower room and useful utility area. Two further bedrooms are served by a family bathroom, providing flexible accommodation for guests, family members or those seeking a dedicated home office.

Outside, the rear garden enjoys an excellent degree of privacy, enclosed by mature boundaries and thoughtfully arranged to include a generous patio, lawned areas and established planting. A standout feature is the versatile garden room, created from part of the original double garage and fitted with bi-fold and French doors, making it ideal as a home office, studio, hobby room or simply a wonderful place to relax and enjoy the garden. The remaining section continues to provide excellent garaging and storage.

Wenhaston is a thriving Suffolk village with a strong sense of community, offering a village shop, public house, primary school and church. The market town of Halesworth lies approximately four miles away and provides a wider range of everyday amenities, independent shops, supermarkets and a railway station with services to Ipswich and onward connections to London Liverpool Street. The Suffolk Heritage Coast is also within easy reach, with the popular coastal destinations of Southwold, Walberswick and Dunwich all just a short drive away, offering beautiful beaches, coastal walks and renowned pubs and restaurants.

Stone Cott presents a wonderful opportunity to enjoy village living in an enviable Suffolk setting, combining tranquillity, convenience and versatile accommodation both inside and out.

Agent's notes...

A pre-recorded walkaround tour is available for this property

Vendor's notes...

I bought this house because of the location and because it appealed to me. It is in a quiet location and close to the countryside. The property has a lot to offer, especially for someone who may wish to extend or who enjoys having space. The neighbours are quiet, and the area as a whole is peaceful. From the outside, the house is very attractive and offers plenty of scope to expand internally.



GARDEN ROOM AND GARAGE
34.3 sq.m. (370 sq.ft.) approx.



GROUND FLOOR
84.3 sq.m. (908 sq.ft.) approx.



TOTAL FLOOR AREA : 118.7 sq.m. (1277 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority
East Suffolk

Council Tax Band
D

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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