



OAK COTTAGE

BLACKHEATH ROAD WENHASTON, HALESWORTH, IP19 9HD



This charming 18th century two bedroom end-terraced cottage comes with ample off-road parking with a building plot located next door with planning permission granted for demolishing of the existing outbuilding with a replacement of a two bedroom single storey dwelling.

Upon entering through the front door, you are greeted by a charming porch adorned with beautiful stained glass windows, a unique find the current owner discovered at an auction. From the porch, you step into the spacious sitting room, which offers a pleasant view of the front of the property. This room features a cosy wood-burning stove, adding warmth and character to the space. A staircase leads to the first floor, providing easy access to the upper levels. Off the sitting room, you'll find the snug or office, a versatile room with rear-facing views and a door leading out to the rear garden, perfect for relaxing or working from home. Moving through the hallway, you'll find a convenient downstairs WC, complete with a toilet and basin. There is also a cupboard beneath the stairs housing the controls for the solar panels, helping to maximize energy efficiency in the home. At the end of the hallway, you'll enter the extension, which is the bright and airy kitchen/diner. This dual-aspect room features large French doors that open out onto the garden, as well as substantial Velux skylights, allowing natural light to flood the space. The kitchen is well-equipped with base units, a sink, and a freestanding oven, making it perfect for cooking and entertaining. Connected to the kitchen is the back porch, which has a rear door that leads to the exterior. Adjacent to this is the practical pantry/utility area, which currently houses the tumble dryer. This addition ensures plenty of storage space for all your household needs.

Upstairs on the first floor, you'll find a landing area that provides access to the bedrooms and bathroom. The first bedroom is a generously sized double room, offering pleasant views of the front and side aspects of the property. The second bedroom, though slightly smaller, is still a comfortable double room with front-facing views and a handy storage cupboard that contains the water tank, as well as additional eaves storage. The family bathroom is tastefully designed, featuring a bath, toilet, and basin, along with Velux windows that allow for plenty of light and ventilation. Outside, the property boasts off-road parking on the driveway, complete with an electric car charging point. The garden is beautifully landscaped and divided into various sections, including a wildlife pond, vegetable beds and mature shrubs and trees. The large patio is perfect for outdoor entertaining, and the air-sourced heat pump is conveniently located on the patio. In addition to the features of the property itself, planning permission has been granted to demolish the existing double garage and build a new two-bedroom bungalow in part of the garden. The permission presents an excellent opportunity to create an annex, holiday let business, or additional accommodation for guests.

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of electric via the air sourced heat pump and wood burning stove in sitting room. The air sourced heat pump was last serviced in January 2025. The electrical wiring was last checked in 2014. All the plumbing and electrics were replaced in the 2014-15 renovation with new double glazed windows and doors throughout and insulation of floors, roof space and external walls insulated on the inside. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE - Freehold

LOCAL AUTHORITY - East Suffolk - C

EPC - TBC

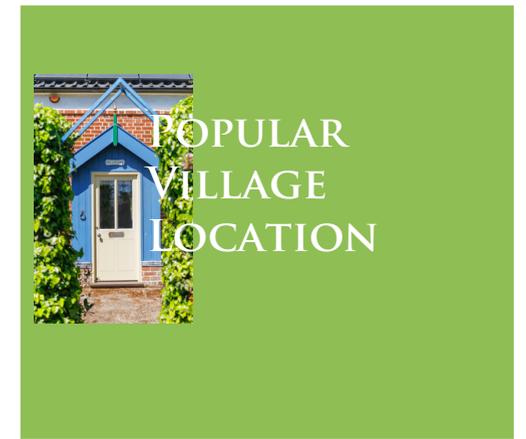
VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.



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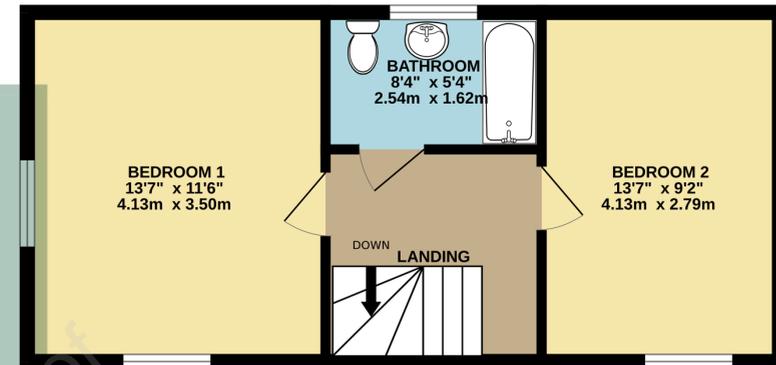


FLOOR PLAN

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) 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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