JENNIE JONES

EST. 1993

ESTATE AGENTS



HIGH STREET

Wangford | Suffolk

£200,000

23 HIGH STREET, WANGFORD, BECCLES, NR34 8RL

CHARACTER COTTAGE WITH POTENTIAL, GENEROUS GARDEN AND BRICK OUTBUILDING OVERLOOKING WANGFORD CHURCH

• Open Plan Kitchen / Dining / Sitting Room •
• Double Bedroom • Bathroom • Enclosed Rear Garden •

Southwold – 3 miles
Halesworth – 5 miles
Darsham Railway Station – 6 miles
Beccles – 9 miles

The Property

Occupying a delightful position in the heart of Wangford, overlooking the village church, 23 High Street is a charming red brick period cottage offering an exciting opportunity for a new owner to create a wonderful Suffolk home.

Having been successfully let for many years, the property would now benefit from a programme of updating and modernisation, allowing purchasers the opportunity to put their own stamp on the accommodation whilst enhancing the cottage's existing character and charm.

The accommodation is arranged over two floors and comprises a welcoming sitting room featuring an attractive open fireplace, creating a cosy focal point to the room. Beyond lies the kitchen/dining room, a characterful space complete with exposed yellow brick flooring and plenty of room for everyday dining and entertaining.

The first floor offers two comfortable double bedrooms served by a family bathroom.

Throughout the property there are a number of attractive period features including exposed beams and traditional cottage proportions, combining to create a warm and inviting atmosphere.







Outide
Outside, the rear garden is a particularly appealing feature. Whilst currently somewhat informal in nature, it offers excellent space and potential for keen gardeners to create something truly special. A substantial brick outbuilding, complete with an original wash copper and fireplace. Although currently requiring attention, it presents exciting possibilities as a studio, workshop, garden room or home office, subject to any necessary consents.

A rare opportunity to acquire a character cottage in one of East Suffolk's most sought-after villages, offering charm, potential and a wonderful village setting.

The Location
Wangford is one of North Suffolk's most sought-after villages, located just a few miles from the Heritage Coast and the popular seaside town of Southwold. The village offers a range of amenities including a village shop, pub, farm shop, church and community facilities.

Surrounded by beautiful countryside and within easy reach of the Suffolk Coast and Heaths National Landscape, the area is ideal for walking and outdoor pursuits. The nearby market towns of Halesworth and Beccles provide further amenities and transport links, while Darsham railway station offers connections to Ipswich and London Liverpool Street.

Combining the charm of village life with convenient access to the coast, Wangford remains a highly desirable place to live.

Services
Mains Gas, electricity, water and drainage are connected

Local Authority & Council Tax Band
East Suffolk Council – Band B

EPC Rating - To be confirmed.

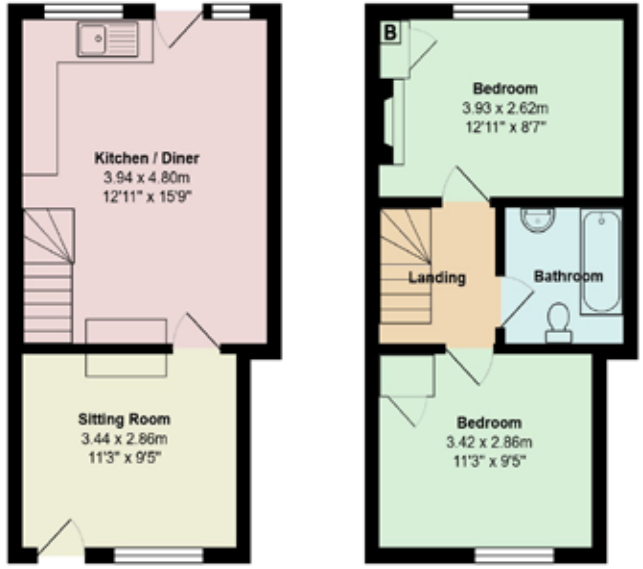










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