



Wangford, Suffolk

Guide Price £270,000

- £270,000-£280,000 Guide Price
- Garage with Multiple Uses
- Close to Amenities
- Two Bedrooms
- No Onward Chain
- Easy Access to Market Towns and Beach
- Kitchen/Dining Room
- Popular Suffolk Location
- EPC - C

High Street, Wangford

Wangford is a picturesque village located in the East Suffolk district of England, just off the A12 trunk road and approximately 3 miles northwest of the coastal town of Southwold. Set amidst gently rolling farmland and countryside, the village is bordered to the west by the River Wang, a tributary of the River Blyth. Wangford boasts a rich history, evident in its many fine buildings lining the High Street and the historic Church of St Peter and St Paul, which dates back to the 14th century. Despite its tranquil rural setting, the village remains well-connected, offering easy access to both the coast and countryside by car, bicycle, or on foot. Local amenities include a community centre, a village shop, a pub, and various small businesses, reflecting a thriving community spirit. The surrounding area offers scenic trails and cultural attractions, making Wangford a delightful destination for visitors seeking a serene escape.



Council Tax Band: C



DESCRIPTION

Old Barn Cottage is a charming detached home believed to date from 1993 nestled in a sought-after village, offering well-maintained interiors with double glazing and gas-fired central heating. The property features a welcoming entrance hall with understairs storage, leading to a spacious kitchen/diner equipped with built-in appliances and ample cabinetry, complemented by a dining area that opens to the rear garden. A feature brick arch connects to the sitting room, which boasts a fireplace and French doors to the garden. Additional amenities include a utility/cloakroom with a wall-mounted gas-fired combination boiler. Upstairs, the master bedroom offers built-in wardrobes and a fully tiled shower cubicle, while a second bedroom overlooks the rear garden. The cloakroom is fitted with a Velux-style window, vanity wash basin, toilet, and towel radiator. Externally, the low-maintenance front garden is shingled, and the enclosed rear garden features a lawn, paved patio, and mature plants and shrubs, leading to a detached single garage with power and lighting.

LIVING AREAS

Old Barn Cottage offers inviting and functional living areas ideal for both relaxation and entertaining. The sitting room features a fireplace, side window, and French doors opening to the rear garden, creating a warm and welcoming atmosphere. A feature brick arch connects this space to the dining area, which also provides access to the garden through a double-glazed door. Adjacent to the dining area, the utility/cloakroom includes a stainless steel sink, base units, tiled splashbacks, wall-mounted units, radiator, and plumbing for a washing machine, complemented by a wall-mounted gas-fired combination boiler.

KITCHEN

The kitchen exudes rustic charm and practicality, featuring a 1½-bowl stainless steel sink with mixer tap, a comprehensive array of base and wall-mounted units topped with work surfaces, and tiled splashbacks.

A peninsula unit adds to the workspace, while built-in appliances include a double oven and gas hob. The kitchen also offers plumbing for a dishwasher and space for both a fridge and freezer. A window to the front aspect ensures the area is well-lit, creating a warm and inviting atmosphere. The adjacent dining area, connected via a feature brick arch, includes a double-glazed door that opens to the rear garden, enhancing the indoor-outdoor flow.

BEDROOMS

Old Barn Cottage features two thoughtfully designed bedrooms that blend comfort with character. The master bedroom is a bright, dual-aspect space with dormer and side windows, built-in wardrobes, and a fully tiled shower cubicle, offering both practicality and charm. The second bedroom overlooks the rear garden, providing a serene and restful environment. A separate cloakroom includes a Velux-style window, vanity wash basin, toilet, and towel radiator, ensuring convenience for guests. These well-appointed bedrooms create a peaceful retreat within this delightful village home.

BATHROOM

A thoughtfully designed bathroom space that combines functionality with comfort. The cloakroom features a Velux-style window, vanity wash basin, toilet, and towel radiator, ensuring convenience for guests. Additionally, the master bedroom includes a fully tiled shower cubicle, providing a private and practical en-suite experience. These well-appointed facilities contribute to the cottage's overall charm.

OUTSIDE

A beautifully maintained outdoor space that complements its charming interior. The front garden is designed for low maintenance, featuring a shingled area with mature plants and shrubs. The enclosed rear garden offers a lawn, paved patio, and additional mature planting, creating a serene environment for relaxation. At the end of the garden, a detached single garage provides practical storage solutions,

equipped with an up-and-over door, personal door, power, and lighting. This delightful outdoor area enhances the property's appeal, offering both functionality and a peaceful retreat.

OUTGOINGS

Council Tax Band C

TENURE

Freehold

VIEWINGS

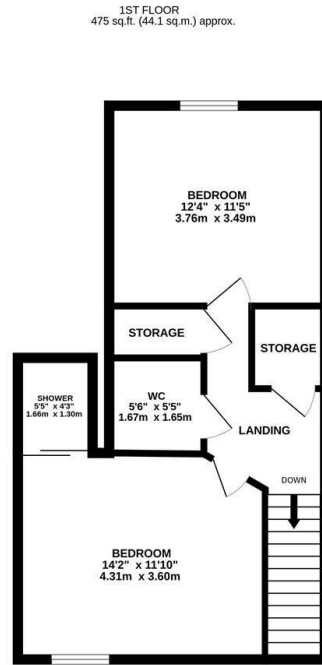
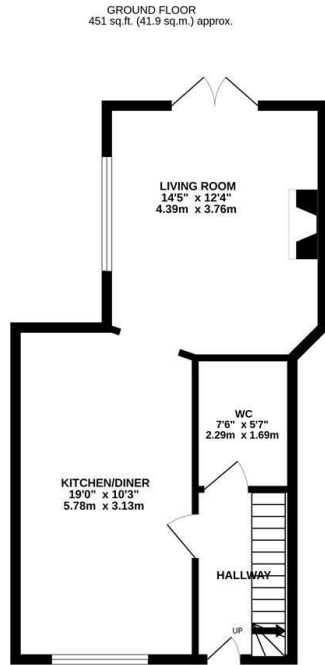
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253

FIXTURES AND FITTINGS

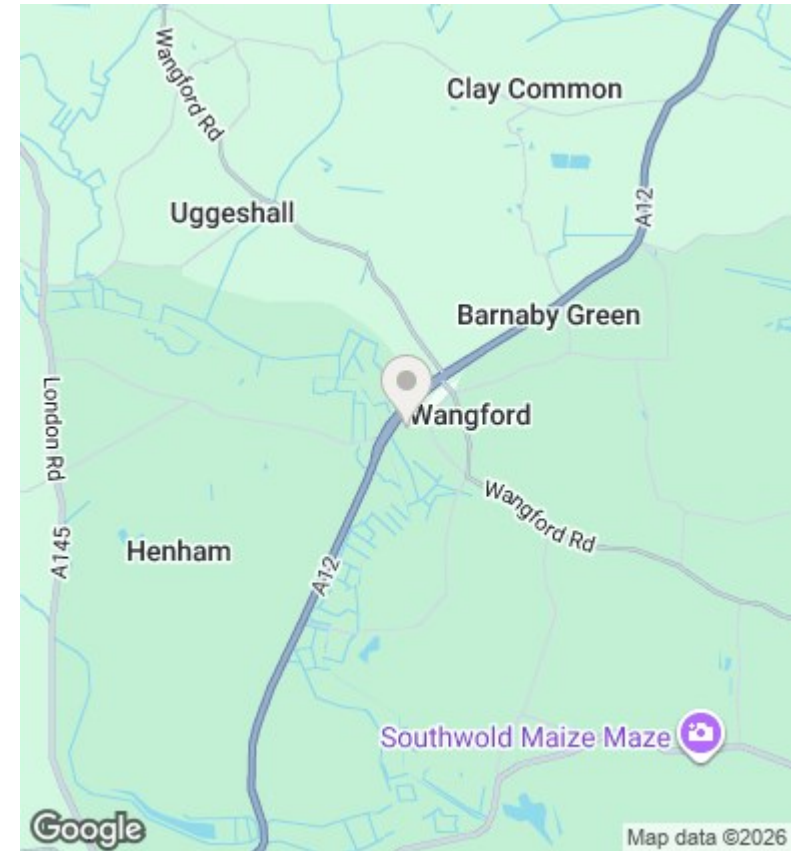
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TOTAL FLOOR AREA: 926 sq.ft. (86.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken 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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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com