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*Angel Cottage, 12 Loam Pit Lane,
Halesworth, Suffolk IP19 8EZ*

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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

Angel Cottage is a three bedroom detached property offered in very good order, situated in a quiet no through road and within close walking distance of shops and the train station. Currently used as a furnished holiday cottage, but would also make an excellent full time home.

Accommodation comprises briefly:

- Spacious Entrance Hall
- Sitting Room with Fireplace, Fitted Shelving and BT Fibre broadband
- Kitchen
- Dining Room
- Large Storage Area with Utility & Toilet
- Three Double Bedrooms
- Bathroom
- Cottage Garden to the Front and Private Paved Rear Courtyard
- Gas Central Heating
- Driveway Parking
- Close to the Town's Facilities and Train Station
- Chain Free



The Property

Angel Cottage is a detached property offered in very good order with light and spacious accommodation, situated in a quiet no through road and within close walking distance of shops and the train station. Currently used as a furnished holiday cottage, but would also make an excellent full time home. This Victorian property has been extended and re-worked and now provides a home with character. A pretty sitting room to the front with French doors and stable-door window, opens onto a patio and the front lawned garden. A dining room with double doors gives access to the kitchen at the rear. The kitchen is fitted with an oven and gas hob and a door to the rear leads out to the brick paved courtyard. There is a very spacious hallway to take you into the kitchen and dining room, with a deep under stair cupboard/computer space with internet & power sockets. To the side of the house and leading off the front porch is an extremely useful large storage area for bikes/pushchairs etc. that leads into a centrally heated utility area with a sink, water softener, washing machine and tumble dryer. There is a large built-in cupboard and a tap with an automatic watering system for the potted plants in the rear courtyard. A rear lobby gives access to a garden store and a toilet. A door gives you access to the rear courtyard.

On the first floor is a light and spacious landing where three double bedrooms lead off. The bathroom is fitted with a corner bath with a shower over, toilet and wash hand basin.

This very well presented property is of timber and brick construction.



Garden

To the front of the house is a deep garden with a shingled drive for off road parking. There is a long lawn edged to one side with shrubs and plants. A paved area for sitting out and enjoying the afternoon or evening sun can be accessed through the French doors in the sitting room. To the rear is an enclosed private paved courtyard garden which backs onto the town's neatly tended allotments.

Location

The property is within close walking distance of both the town's facilities and the railway station. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within close walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



Fixtures & Fittings

All fixtures, fittings and furniture can be included in the sale, and can be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, drainage and electricity. Fibre Broadband.

Local Authority

East Suffolk District Council

Tax Band: C

Postcode: IP19 8EZ

Agents Note

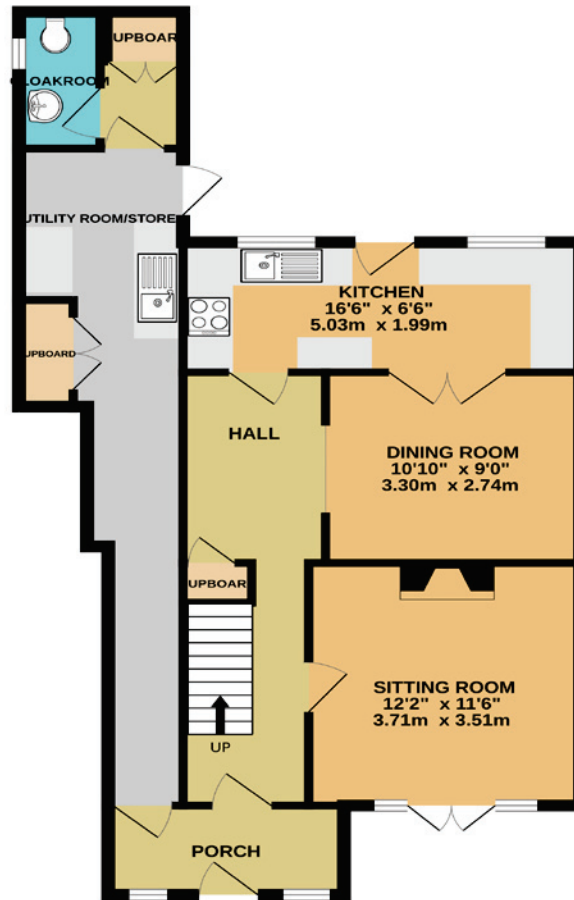
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

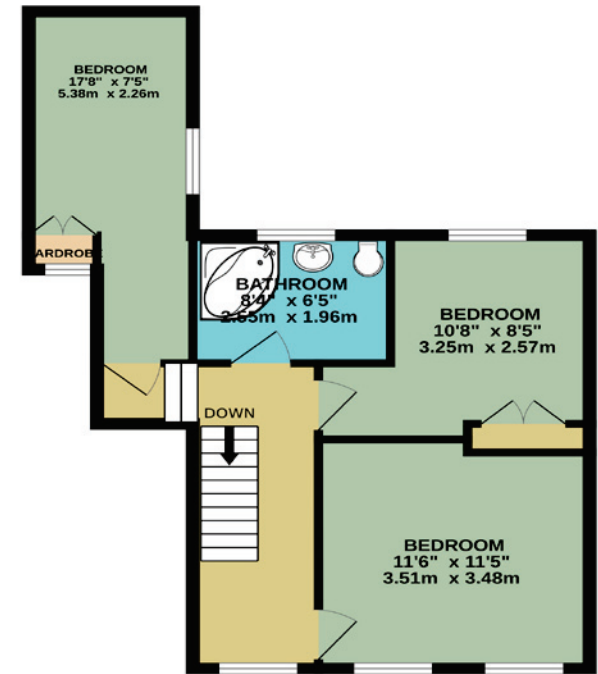
Vacant possession of the freehold will be given on completion.

Guide price: £320,000

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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