



The Cottage
St. Cross South Elmham
Harleston
(Suffolk)
IP20 0PH

Price: £185,000

No Onward Chain





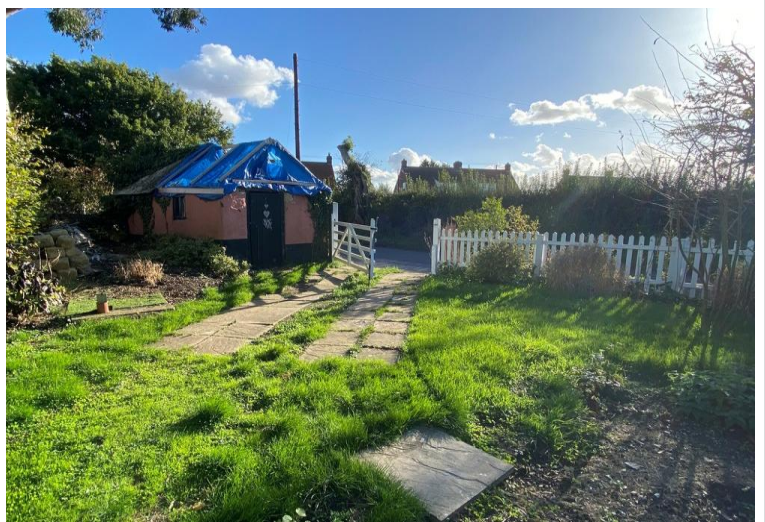
- A charming 2 bedroom cottage in need of improvement
- Rear garden as well as a separate area of garden incorporating off-road parking and outbuilding
- Fabulous views over farmland



Location

Set in the heart of the Waveney Valley, St Cross South Elmham is a hamlet lying 3 miles east of Harleston, a vibrant market town, filled with historic buildings and plenty of character. Bungay (4.25m to the north east) is also popular and, like Harleston, comprises a number of independent shops and cafes. Both towns are served with supermarkets and there is a wider variety at the larger market town of Diss (15.5 miles to the south west) which has the benefit of a mainline railway station on the London Liverpool Street to Norwich line. The area is perfect for countryside walks and cycle rides and the beautiful Heritage coast is around 16 miles away.





The Property

The Cottage is built of timber frame and offers much charm and character as well as wonderful far-reaching views over open countryside. Until recently, the property has been tenanted but now stands vacant and is ripe for a scheme of updating and improvement. There is plenty of scope for those looking to put their own stamp on a property, for example, to one end of the living room is a narrow spiral staircase which could be replaced with a timber staircase to give easy access to the first floor. A small landing could then be created by filling in the studwork to give privacy to the main bedroom. The conservatory would also benefit from being replaced with a solid insulated structure to give practical all-year-round use and could include a utility room with toilet. While it is evident that there is money to be spent all round, the end result will give the occupant great enjoyment and will future-proof the property for many years ahead.

Agents Note: Prospective buyers should be aware that the ceiling height in the living area is quite low but elsewhere ceiling heights are relatively generous.

Outside

The property sits behind a pretty picket fence with a path to the front door. There is also access to the rear garden via a pedestrian right of way which runs to the rear of the neighbouring property (The Post Office). There is also a further area of garden which is accessed from the road, providing useful off-road parking.

Historically, planning permission was granted to erect a garage on this piece of land but it is thought it could easily be reinstated via a new planning application. The clay lump building was damaged by a falling tree in a storm and the repair is already underway at sellers costs.

Services

Mains water is connected to the property. Electric storage heating. Private drainage.

Directions

From Diss head east on the A143 towards Great Yarmouth, turning right at Homersfield onto the B1062 and then take the right hand turn signed St Cross South Elmham (Back Lane). At the T junction turn left onto St Cross Road and proceed into the hamlet where the property will be found on the left hand side, clearly marked with a For Sale sign.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

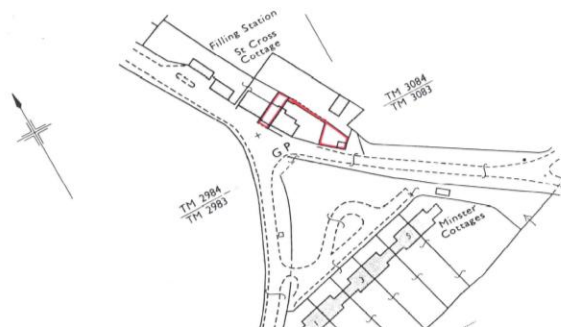
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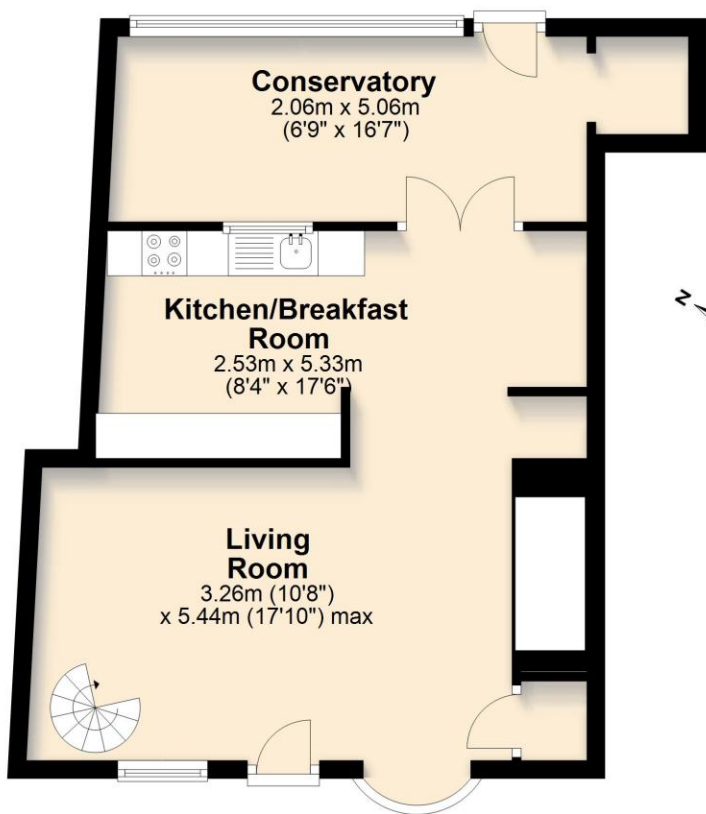
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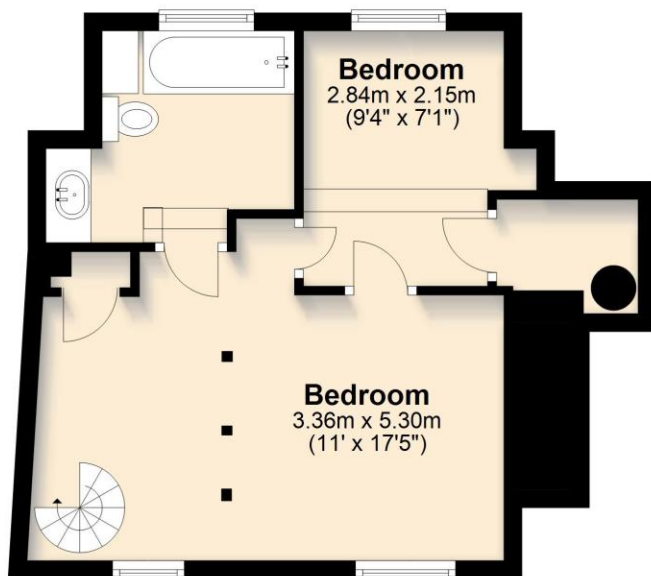
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.9 sq. feet)



Total area: approx. 79.3 sq. metres (853.9 sq. feet)



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