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*1 Faithful Cottages, Darsham Road,*  
Westleton IP17 3AQ

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ESTATE AGENTS



Dunwich Beach - 2.5 miles

Southwold - 9 miles

A charming extended semi-detached three bedroom period cottage, situated in the centre of this pretty Suffolk village close to the coast, with a private good size rear garden.

Accommodation comprises briefly:

- Large Kitchen/diner
- Sitting room with a fireplace
- Utility Area
- Ground Floor Bathroom
- Three Double Bedrooms
- Blank Canvas to Create a Lovely Holiday Home
- Electric Storage Heaters
- Large Rear Garden
- Space to Erect a Summer House or Garden Studio
- Views Over the Village Green
- Centre of this Very Popular Village



### The Property

A shared path to the side of the cottage leads to a garden gate which takes you to the rear garden and the entrance porch at the rear. The kitchen is a generous size with limestone tiled flooring, a pantry and a base unit with a sink, leaving a buyer a blank canvas to fit a kitchen of their choice. There is also plenty of space for dining and four windows bring in lots of light and overlook the street and the rear garden. A doorway leads to a useful utility area and the ground floor bathroom. This is fitted with a w.c., bath with an electric shower over and hand basin. A cosy sitting room has a fireplace and dual aspect windows to front and rear. A staircase leads to the first floor where there are three double bedroom bedrooms, the third being accessed through one of these rooms. This charming cottage could make a perfect holiday bolthole after some refurbishment and benefits from night storage heating and some double glazing.



## Garden

The cottage is approached from the road by a shared path between the cottages which leads to its garden gate. The large private rear garden is contained by timber fencing, mainly lawned with trees, shrubs and flowers. There is a paved and concrete pad at the bottom of the garden which opens out and would be a perfect place to erect an office/studio or a summerhouse. The adjoining cottage has pedestrian right of way across the garden for bins etc. 1 Faithful Cottages is located in a quiet road in the village centre, where there is plenty of street parking.

## Location

The property is located in the very popular village of Westleton just over 2 miles from the Coast, which has excellent amenities that include two pubs/restaurants and post office stores. There is a garage and a second hand bookshop and the village is well known for its lovely village green. There is a railway station at the neighbouring village of Darsham which offers a regular service, via Ipswich, to London (Liverpool Street) in about two hours. The market town of Saxmundham has a Waitrose and Tesco supermarket together with good local high street shops and the historic coastal towns of Aldeburgh and Southwold are both within easy driving distance, both having golfing and sailing clubs. Other local attractions include Snape Maltings which is an internationally renowned music venue and home to the Aldeburgh Festival, the ancient castles at Orford and Framlingham and there are good farm shops at the neighbouring villages of Darsham and Middleton.



### Fixtures & Fittings

Some fixtures and fittings including some blinds are included in the sale, some may be available in addition, subject to separate negotiation.

### Services

Mains water, electric and sewerage

EPC Rating: F

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP17 3AQ

### Agents Note

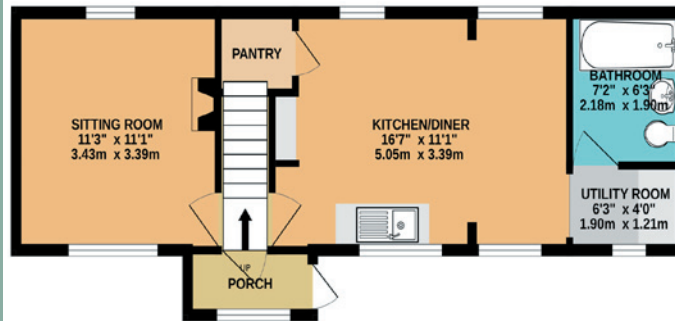
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

## Guide Price £315,000

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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## To arrange a viewing, please call 01986 888205

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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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