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*The Dell, Blackheath Road,
Wenhaston, Suffolk, IP19 9EX*

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ESTATE AGENTS



The Dell is a detached period cottage hidden along a track in the most wonderful location, overlooking meadowland and on the edge of Blackheath. The property offers a large lawned garden with an additional area known as the 'Hill', the whole amounting to just under an acre.

Accommodation comprises:

- Entrance lobby & Utility
- Generous sitting room with stunning views over meadows to the rear, open fireplace and dining area.
- Kitchen with room for eating in
- Ground floor bathroom
- Three bedrooms
- Shower room
- Detached oak annex/office & workshop
- Oil central heating
- Lawned garden backing onto meadow land
- Plenty of off road parking
- Perfect quiet getaway for a holiday home or full time living
- Large area of heath land adjacent to the property with a vegetable plot, car port and wood store



The Property

Entering the front door takes you into a lobby where there is an airing cupboard and a utility area with a washing machine. Off a hallway is the kitchen which has a good range of cupboards with wooden worktops, dishwasher a fridge/freezer and an electric cooker. The ceramic tiled floor is fitted throughout, including an area to sit and enjoy your breakfast overlooking the lovely garden. There is a large ground floor bathroom fitted with a corner bath w.c. and hand basin.

To the rear is the spacious sitting room with fully glazed doors providing stunning views across the rear garden and meadows beyond. This room has a area for dining and also fireplace to snuggle around on winter days. Parquet flooring is fitted throughout this large and light reception room. A door leads to the garden and another door to the stairs and the first floor landing. The landing with its quirky curved walls and porthole window leads off to a dressing room with a wardrobe.

There are three bedrooms, two of which are doubles and one single room. The main bedroom boasts the most wonderful views the location enjoys. There is additional storage in attic spaces accessed from each double bedroom. The shower room is fitted with a w.c. and hand basin. The property also benefits from oil fired Central heating.



Gardens and Grounds

The Dell is found along a track through heath land off Blackheath road where a driveway provides parking for several cars. There is a good sized wonderful lawned garden, interspersed with trees and shrubs running down to meadowland, raised beds planted with flowers and shrubs and a pond and paved areas to sit and enjoy the tranquil setting. The detached oak studio blends into its surroundings and offers two rooms, one being used as a workshop and a larger room fitted with a wood burning stove, this is used as an office and an occasional guest bedroom. At the front is a large covered veranda and both water and power are connected. Across the track is a further large additional area of wood land which the vendor refers to as 'The Hill' where you can climb and sit to enjoy the most wonderful views. Here you can also find further parking, a timber store, carport and a vegetable plot. The garden and the additional land amounts to just under an acre.

Location

Wenhaston lies a short distance inland from the Suffolk Heritage Coast, it has a pub, shop and enjoys a busy village hall with lots of activities. Southwold and Walberswick are about four miles away. The popular market town of Halesworth is a similar distance, which is served by a good variety of shops and has a doctors surgery, library, arts and railway station offering a service via Ipswich to London Liverpool Street.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil central heating. Mains water, electricity and drainage connected.

EPC Rating: E

Local Authority

East Suffolk District Council

Tax Band: E

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

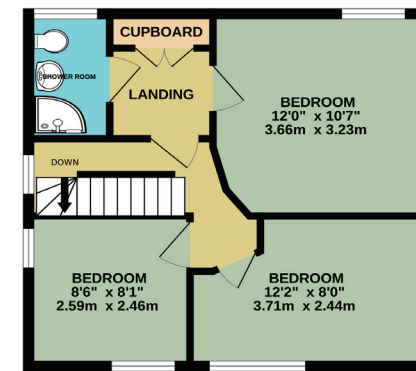
Vacant possession of the freehold will be given on completion.

Guide Price £650,000

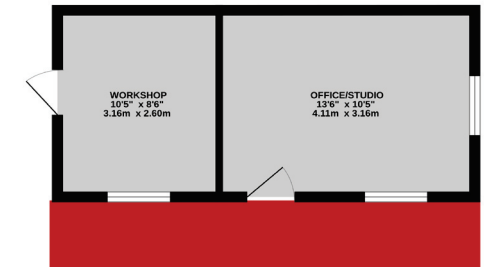
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



GROUND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.2 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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