



*Flint Cottage, Wenhaston,
Halesworth, Suffolk IP19 9EF*



**MUSKER
McINTYRE**
ESTATE AGENTS



COTTAGE RULES
STAY UP LATE
Sleep in
Wake up smiling
DRINK TEA
Make memories
relax,
laugh, play
TAKE LONG WALKS
SEE THE SUNRISE
Eat plenty.
Nap often.



Southwold - 5 miles

Halesworth - 4 miles

Flint cottage is a charming terraced period cottage situated in the centre of the village, a short distance from the coast. Offered in excellent order with a pretty rear garden. The property has been a successful holiday let but would also make a lovely full-time home.

Accommodation comprises briefly:

- Cosy sitting room with a wood burning stove
- Well fitted kitchen with a good range of appliances and solid wood worktops
- Stunning dining room opening into the kitchen, overlooking the rear garden
- Large well appointed room shower
- Generous sized bedroom with views to the Village church
- Pretty terraced garden
- Electric central heating
- Private rear footpath giving access to the Village Common
- Offered with no onward chain
- Popular holiday rental



The Property

The front door opens into the the sitting room, which is a cosy room with a wood burning stove and a window to the front aspect enjoying views to the church. A door gives access to the stairs. The kitchen/dining room is found to the rear with a stable door to the garden. The kitchen is well fitted with cupboards and wooden worktops with a good range of fitted appliances - a dishwasher, fridge and freezer, ceramic hob and electric oven with an extractor fan over. The kitchen has been partly opened up to the attractive dining area with its feature timbers and vaulted ceiling. This is a light room with velux windows and a stable door and a window overlooking the rear garden.

The first floor is accessed by a small turned staircase which takes you into the bedroom, this is a good sized room with views to the church. A cupboard houses the electric central heating controls. Leading off the bedroom to the rear, is a well appointed bathroom with a large shower cubicle with a powerful shower, heated towel rail, w.c. and hand basin with a useful built-in cupboard.



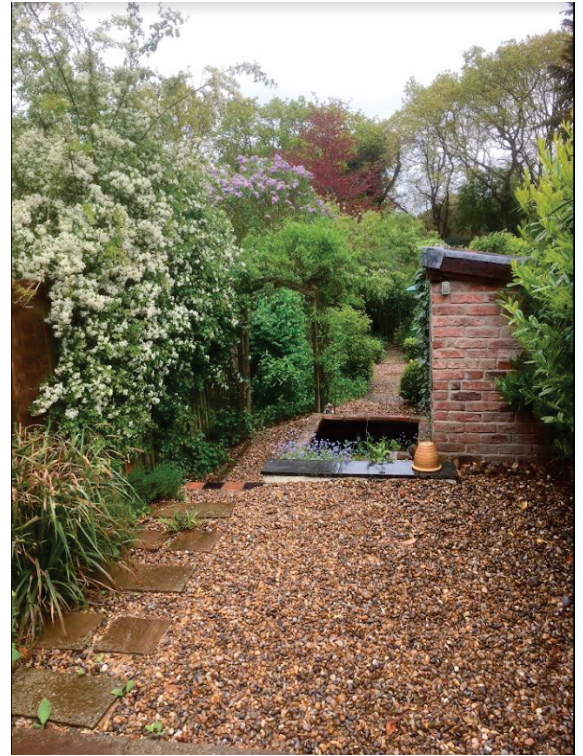
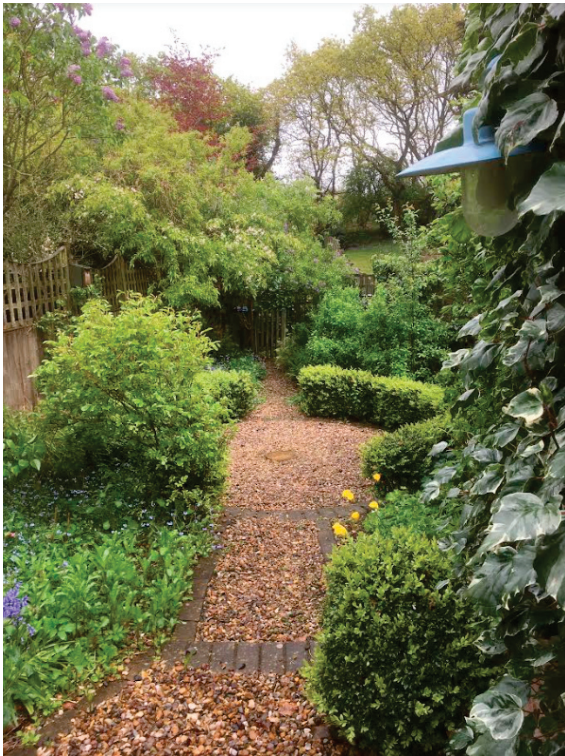
Garden

To the front of the house there is a small garden contained by a low brick wall. The rear garden is surprising long with different areas, immediately behind the cottage is a paved terrace which is perfect for sitting out, this area is slightly elevated and offers views over the garden and the common beyond. The pretty garden is well planted with shingled areas, planted with clipped box hedging and edged with shrubs and flower beds. There is a useful brick garden/bike store which has power and light and outside garden lighting. A garden gate to the rear gives access behind the rear gardens of no's 5,6,7 for bins etc. There is also a private path enjoyed by the owners of all the row cottages, taking you directly to Wenhaston common.

Location

The property is situated in the heart of the beautiful village of Wenhaston which is particularly popular for walkers, music lovers and bird watchers. Located just 5 miles from the coast and 4 miles from Halesworth. The village also benefits from a pub and a village shop. Halesworth provides many independent shops, 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. There is the train station with services to London Liverpool Street via Ipswich with stations at Darsham and Halesworth. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 10 minute drive away.

Photographs also show the pretty rear garden in the summer



Fixtures & Fittings

All fixtures and fittings and furniture may also be available and could be subject to separate negotiation.

Services

Electric central heating via a vented system. Mains water, drainage and electricity.

Local Authority

East Suffolk District Council

Postcode: IP19 9EF

EPC: D

Agents Note

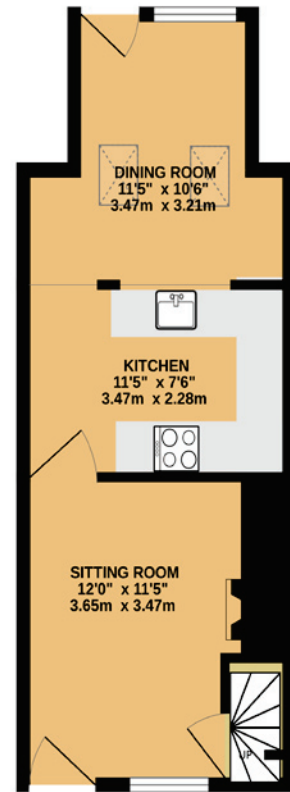
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

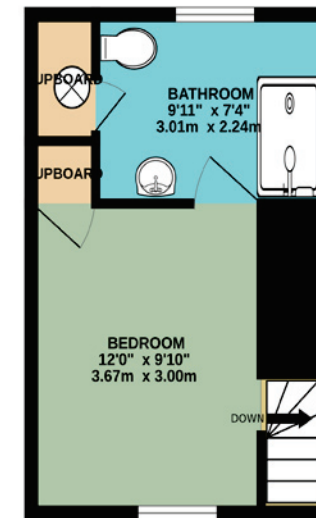
Vacant possession of the freehold will be given on completion.

Guide price: £257,000

GROUND FLOOR



1ST FLOOR



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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