



BARDWELL COTTAGE

LINSTEAD, IP19 0LQ



Full of charm and character, this three-bedroom detached home is set within the centre of its plot and is located down a quiet road in Linstead close to Halesworth town centre.

Originally two cottages, this three-bedroom detached home, which was rebuilt in the 70's has plenty to offer for those looking to be close to Halesworth town centre but remain in a village location. As you approach the property you will find ample of off-road parking as well as a double garage. As you step into the property through the side door, you are welcomed into the kitchen/breakfast room which is a dual aspect room with a good range of wall and base units. The kitchen also benefits from a Rayburn which was added around 12 years ago and heats the boiler and oven. Off the kitchen you have the dining room which has a door leading out to the garden and a feature fireplace. Continuing through the property, you head into the hallway which has an understairs storage cupboard and another door leading you to the outside. Next, off the hallway you will find the sitting room which is full of charm and character such as the internal mullion windows and a multi-fuel wood burner which is the main focal point of the room. This room benefits from dual aspect views allowing plenty of light to flood in. Finally, off the hallway you will find a downstairs bathroom/utility room which boasts a shower, basin and toilet.

Upstairs on the landing will find the family bathroom which boasts a bath, basin and toilet. The master bedroom is next and is a very generous size double room with dual aspect windows over the garden and views behind. This room has a built-in wardrobe space and benefits from an ensuite bathroom with shower, basin and toilet. Bedroom three is another double bedroom with storage cupboard and rear aspect views. Further along the landing you will find bedroom two, a double bedroom overlooking the garden. On the hallway is a large storage space in the eaves.

Outside the garden has been very well maintained by its current owners and you will find different pockets of interest throughout the garden which is largely laid to lawn. There is also a substantial vegetable plot to the rear of the property. You will also find a double garage, storerooms and a workshop with wood burning stove.

Overall, Bardwell Cottage is a wonderfully presented home full of character and offers a wonderful space to enjoy the countryside without being too far away from amenities. SERVICES Mains water and electricity are connected to the property. Heating is provided for by way of oil central heating and gas cylinders for a free-standing hob. There is a water treatment plant that was new around 2 years ago. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - E

TENURE - Freehold

EPC - D

VIEWING Strictly by appointment with the agent's Halesworth office.

Please call 01986 872553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.









FLOOR PLAN



TOTAL FLOOR AREA : 2011 sq.ft. (186.9 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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