



BLACKHEATH COTTAGE

BLACKHEATH ROAD, WENHASTON, IP19 9HD



This charming, detached cottage is located down a quiet road in the popular village of Wenhaston and offers a wonderful garden to the front and rear and two double bedrooms.

Upon entry, you are greeted by the kitchen, complete with a range of wall and base units, and a good spot to enjoy breakfast. The adjoining sitting/dining room, the heart of the home, provides ample natural light through the large window. It features a central wood burner and convenient under-stairs storage. To the rear of the property is the bathroom, with bath, basin, and toilet and an adjacent hallway suitable for a utility room. Upstairs are two double bedrooms. Bedroom one benefits from built in wardrobes and views across the garden. Bedroom two is another double room overlooking the front aspect and benefits from built in wardrobe space.

Outside the property sits back from the road and there is a lovely front garden that enjoys the sun from early morning to late afternoon. There is off road parking to the front of the property for two cars on common land. The rear garden is a very generous size and receives sun all day long. It is private and an ideal place for a second or main seating area. There is good space for those that may be looking to extend the property (subject to planning). There is also a small outbuilding which is currently used for storing logs for the wood burner.

SERVICES Mains water, electricity and drainage are connected to this property. Heating is provided by way of electric storage heaters. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - D

EPC – TBC

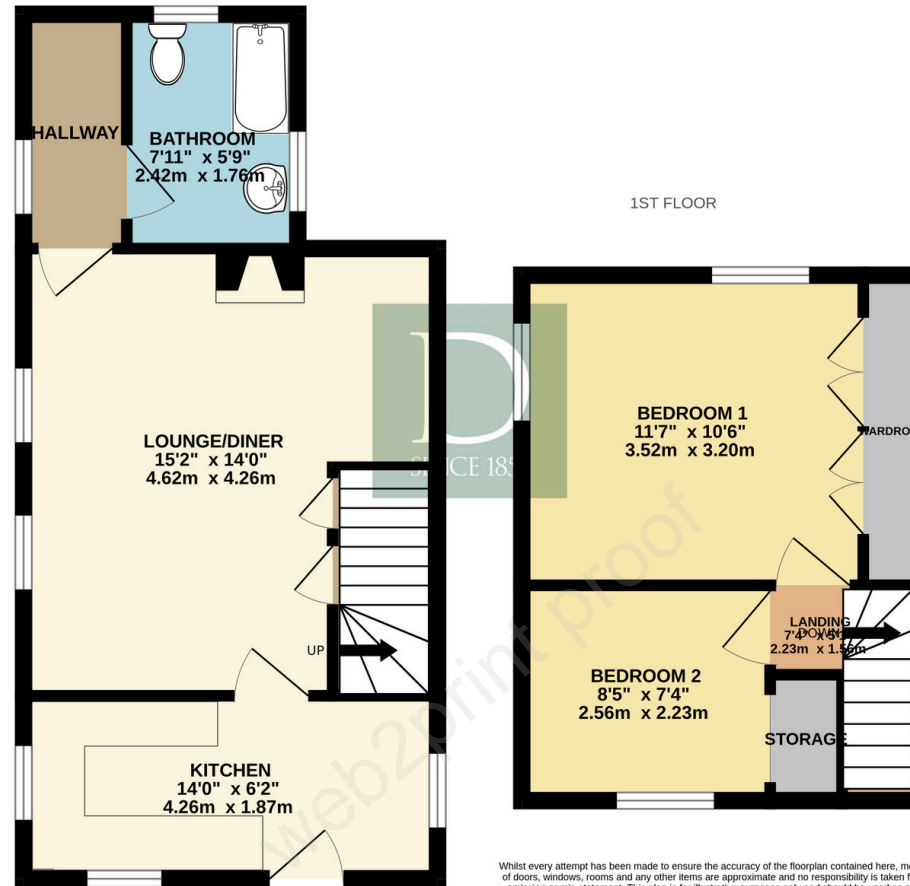
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

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



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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