



MM

*Rose Cottage, Blackheath Road, Wenhaston
Halesworth, Suffolk IP19 9HD*

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ESTATE AGENTS



Southwold - 4 miles

Halesworth - 4 miles

Rose cottage is a pretty two double bedroom terraced cottage believed to date back to the early 17th Century. Set in this sought after village on the edge of heath land and a short distance to the coast.

Accommodation comprises briefly:

- Large sitting room with an inglenook fireplace housing a wood-burning stove
- Kitchen with a dining area
- First floor bathroom
- Two double bedrooms
- South facing paved front garden
- Well planted private rear garden
- Oil central heating
- Period features such as exposed ceiling and wall timber & inglenook fireplace
- Off road parking space next to the rear garden
- Perfect holiday bolthole or full-time home



The Property

A door opens into the front porch and then into the sitting room, this is a wonderful large room with sash windows overlooking the front garden. There is an inglenook fireplace housing a wood burning stove, exposed brick flooring, with walls exposing timbers and red brick work. An internal window shows off some attractive stained glass. A door to the rear leads to a small dining area and the kitchen, The kitchen has been fitted with a range of wall and base cupboards, double butler sink, electric hob and cooker, washing machine, dishwasher, fridge and freezer. Double doors open into a further garden to the rear. Stairs lead off from the dining area to the first floor landing. There are two pretty double bedrooms both with sash windows facing south. both rooms have tongue and groove walls on each neighbouring sides with sound proofing. One of the rooms has an exposed red brick chimney breast and both rooms have painted floorboards and exposed wall timbers. The bathroom to the rear has a sloping ceiling which partially restricts the head height and is fitted with a bath with mixer shower taps, w.c. and hand basin.

The excellent period cottage is full of charm and benefits from oil fired central heating and has replacement double glazed sash windows to the front.



Garden

To the front of the property a garden gate leads to a brick path leading up to the front porch, surrounded by recently laid attractive limestone paving. The garden is enclosed by mature shrubs and climbers making it a very private and a lovely area to sit and enjoy this south facing space. The rear of the property can be accessed via a shared drive to the end of the terrace that leads to the allocated parking space which is situated next to the rear garden gate. The rear garden is well planted with mature plants and several places to sit out. The oil fired boiler is externally mounted to the rear of the property and the oil storage tank is sited next to the shared drive.

Location

The property is situated in the very popular village of Wenhaston which lies a short distance inland from the Suffolk Heritage Coast, it has a very good and popular pub, The Star Inn, a shop and enjoys a busy village hall with lots of activities. Southwold and Walberswick are about four miles away. Halesworth provides many independent shops, Edgar Sewter primary school, 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. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



Fixtures & Fittings

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

Services

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

Local Authority

East Suffolk District Council

Tax Band: C

Postcode: IP19 9HD

Agents Note

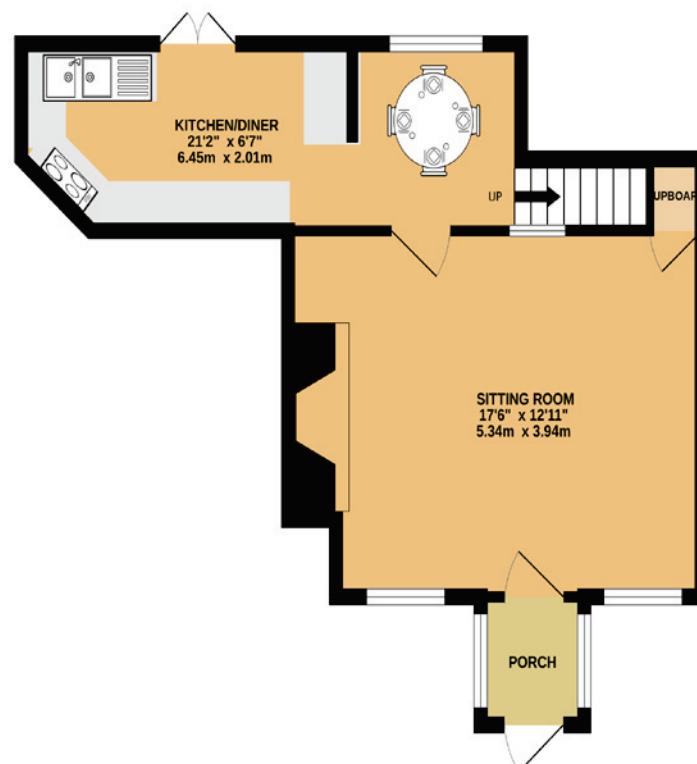
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

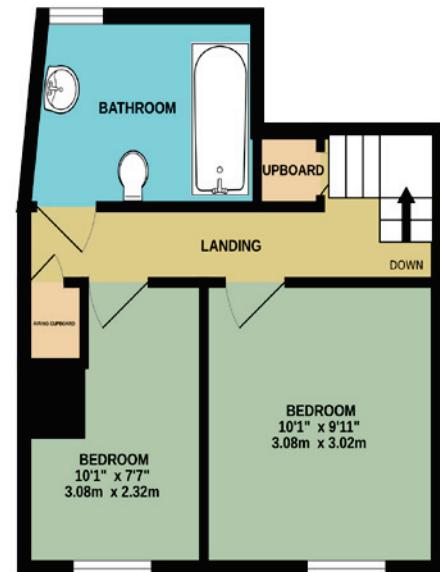
Vacant possession of the freehold will be given on completion.

Guide price: £295,000

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.3 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.

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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A member of OnTheMarket.com

HALESWORTH OFFICE
15A Thoroughfare

Halesworth
Suffolk
IP19 8AH

Tel. 01986 888205
halesworth@muskermcintyre.co.uk

