



ORIEL COTTAGE
BRAMFIELD ROAD, WENHASTON, IP19 9EA



Situated in the popular village of Wenhaston, this two bedroom detached house provides ample space for those looking for a village lifestyle, while being conveniently located to nearby towns such as Southwold and Halesworth.

As you enter through the front door, you are welcomed into a spacious dining room, which features a wood-burning stove. Proceeding further into the property, you arrive at the hallway, which includes a charming nook perfect for a study or reading area. The kitchen, well-appointed with a variety of wall and base units, offers a view of the property's side aspect. Adjacent to the kitchen is a practical utility room that includes a convenient WC with toilet. Doors from the kitchen lead to two courtyards on either side. Connected to the hallway is the sitting room, brimming with character and charm, with its main feature being the wood-burning stove. Double doors from the sitting room open into the garden room, which then leads into the garden itself. The study, also accessible from the hallway, is a bright room with a door that opens into one of the courtyards.

Upstairs, there are two double bedrooms accessible from a large landing. Both bedrooms are generously sized and overlook the front of the property. The family bathroom is well-equipped with a bath, shower, basin, and toilet. Outside, the front of the property features a landscaped garden that enjoys sunlight for most of the day. At the rear of the property there is potential for off road parking via a shared access road.

SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of oil-fired central heating. (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

TENURE - Freehold

EPC - E

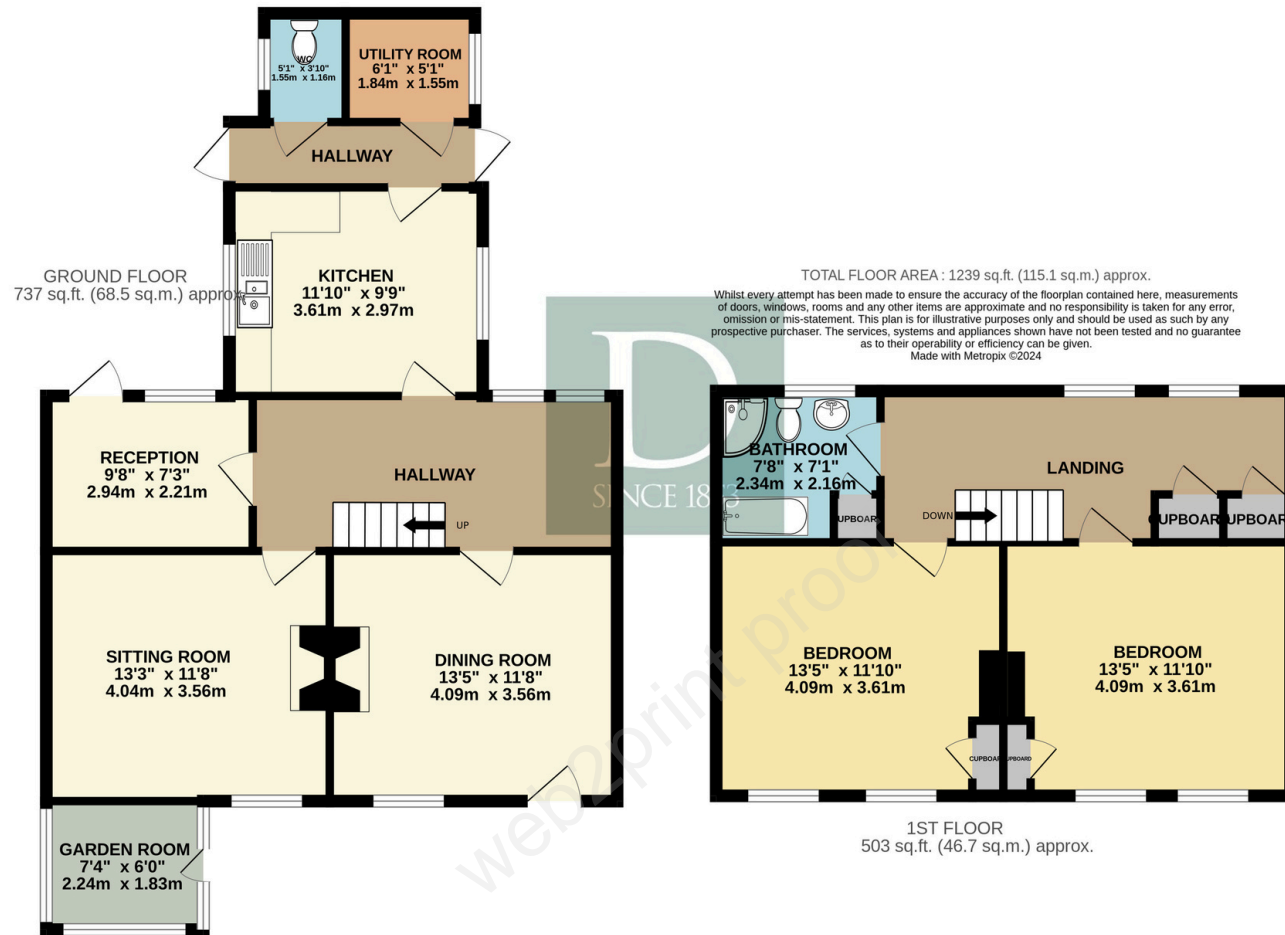
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

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



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