



2 ST. HELENA COTTAGES

WESTLETON, IP17 3ED



2 St Helena Cottages is a characterful cottage, occupying a good size plot and scenic rural location.

The property is offered with no onward chain and boasts a fabulous location, situated within the heart of Dunwich Forrest.

You enter the property via a convenient porch/boot room, which leads into the large sitting room. The sitting room is nicely situated to the front of the home and is finished with a log burner, the ideal room for the winter season. Located on from this, to the rear, is a good size country style kitchen/ Diner which provides direct access onto the rear garden. A great entertainment space and ideal for al-fresco dining. The Sun Room is of particular note and is positioned to the side of the home, providing scenic views towards the forest. Double doors lead out of the Sun Room into the rear garden and is a great space to enjoy all year round, especially within the warmer seasons. The ground floor is completed with family bathroom

Stairs to the first floor landing, lead to three bedrooms, bedrooms one & two with built in wardrobe space. Bedroom three is located off of bedroom two.

The property additionally benefits from a large driveway with double entrance and pleasant large rear garden with beautiful pergola.

Westleton is an attractive village, well positioned for the coastline and popular beaches of Dunwich and Walberswick, just a short drive away. The village boasts a good range of amenities with a well stocked village store and post office, the impressive Westleton Crown Hotel and the White Horse public house. Nearby is the renowned RSPB Minsmere nature reserve. The neighbouring town of Southwold is reachable in under 15 minutes and has become renowned for its thriving high street and popular seaside.

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

TENURE

Freehold

LOCAL AUTHORITY

East Suffolk Council- Tax Band D





NO ONWARD
CHAIN

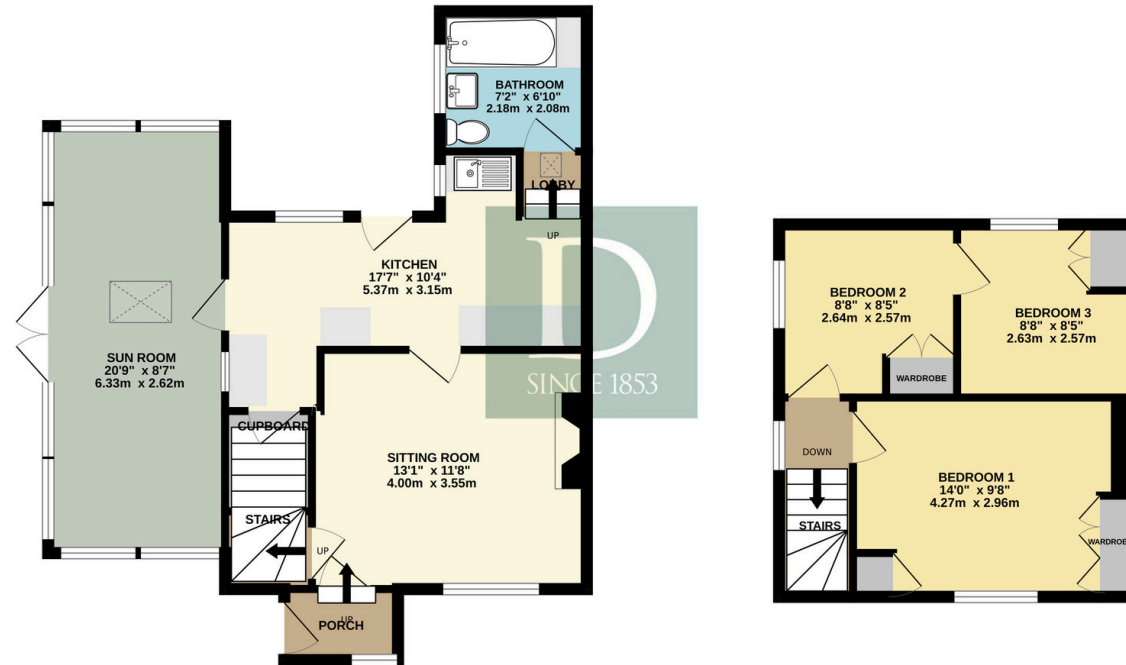




FLOOR PLAN

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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