



# THE COACH HOUSE

PALMERS LANE, WALBERSWICK



A beautifully presented semi detached home situated down a quiet lane in the highly desirable village of Walberswick.

**The Coach House, which was partially rebuilt in 2015/16, is a unique property offering open plan accommodation and provides a comfortable base to enjoy the coastline.**

You are welcomed into a lobby which opens into the sitting room with wood burning stove and french doors to the conservatory. The sitting room opens into a further dual aspect reception room, with a door to the garden. The superb contemporary kitchen has breakfast bar, integrated appliances and window to the front. A door from the kitchen leads to a sizeable utility area, WC, external access to the rear, useful study and a door to the attached garage.

Stairs from the kitchen lead to a landing, with window to the rear, and access to the four double bedrooms and family Bathroom. The dual aspect principal bedroom is a light and bright room with en-suite shower room. The three other bedrooms are all good sized doubles with bedroom four having eaves storage. The first floor accommodation is completed with

a family bathroom with separate shower.

To the side of the property is the garden which is laid mainly to lawn. There is a parking to the front of the property and an integrated garage.

Walberswick is a delightful coastal village and a popular holiday destination for those who wish to experience its unspoiled dunes and beach.

#### AGENTS NOTE

There is a right of way for the attached property at the rear of the Coach House.

**TENURE - FREEHOLD**

**EPC - TBA**

**LOCAL AUTHORITY**

**EAST SUFFOLK COUNCIL. BAND E SERVICES**

Mains water, drainage and electricity. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### VIEWING

Strictly by appointment with the agent's Southwold Office.





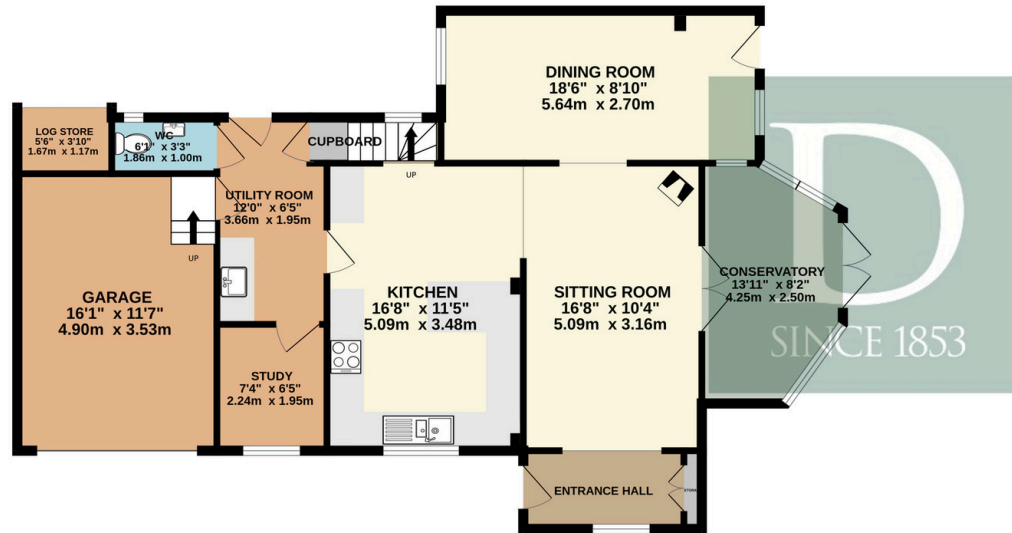
VILLAGE  
LOCATION



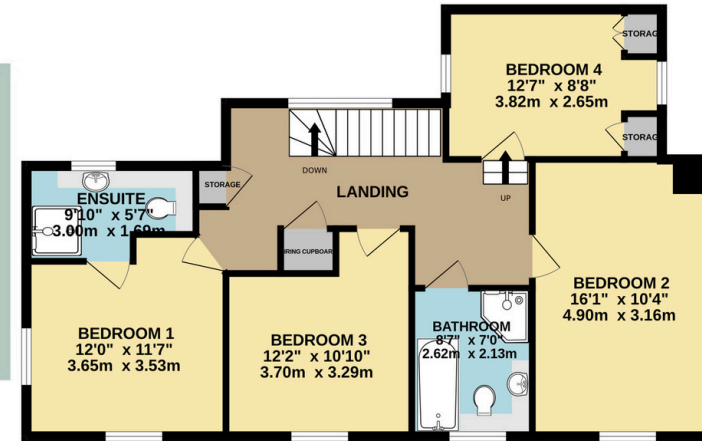


## FLOOR PLAN

GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1821 sq.ft. (169.2 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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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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### CONTACT US

Durrants, 98 High Street, Southwold,  
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**