



JENNIE JONES

EST. 1993

ESTATE AGENTS

# THE HILL

Westleton | Suffolk

**£1,950 pcm**

# **GALLERY COTTAGE, THE HILL, WESTLETON. IP17 3AN**

Saxmundham Town Centre: 0.5 miles

Leiston: 6 miles

Aldeburgh: 8 miles

- Entrance Hall ● Sitting Room ● Kitchen / Dining Room ●
- Three Bedrooms ● Family Bath & Shower Room ●
- Cloakroom ● Gardens and Parking ●

## **The Property**

Gallery Cottage is a beautifully presented and fully furnished period cottage, positioned in an enviable spot overlooking the village green in the heart of Westleton. The cottage offers well-balanced and flexible accommodation arranged over two floors, combining traditional charm with comfortable, ready-to-move-into living.

The ground floor features a welcoming sitting room with attractive proportions, alongside a well-appointed kitchen and dining space. A ground-floor double bedroom provides excellent flexibility, ideal for guests or those seeking ground-level accommodation.

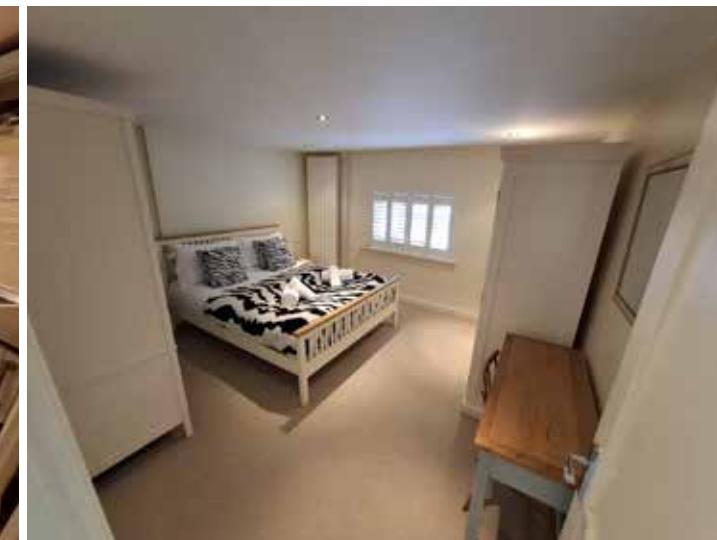
To the first floor are two further bedrooms, arranged as one double and one twin room, both fully furnished and complemented by a family bathroom. All rooms are thoughtfully presented and equipped, making this an ideal turnkey rental.

Throughout the cottage, period character sits comfortably alongside modern convenience, creating a warm and inviting home.

## **Outside**

The cottage enjoys a delightful outlook over the village green, offering a quintessential Suffolk village setting. A garage

**A charming, fully furnished village cottage overlooking  
Westleton Green**



provides valuable storage or parking, and gardening is included within the monthly rent, ensuring the outdoor areas are maintained year-round.

### **The Location**

Westleton is one of Suffolk's most sought-after villages, renowned for its strong community, attractive green, and excellent local amenities including a village shop and popular public house. The surrounding countryside and nearby coastline offer outstanding walking and cycling opportunities, with Dunwich Heath, RSPB Minsmere and the Suffolk coast all close at hand.

### **Services**

Mains electricity and water

Oil heating

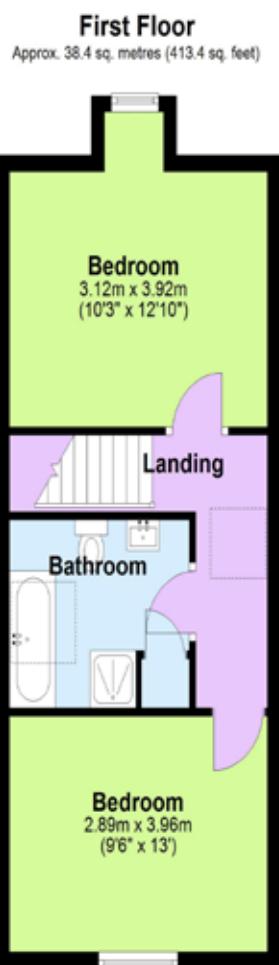
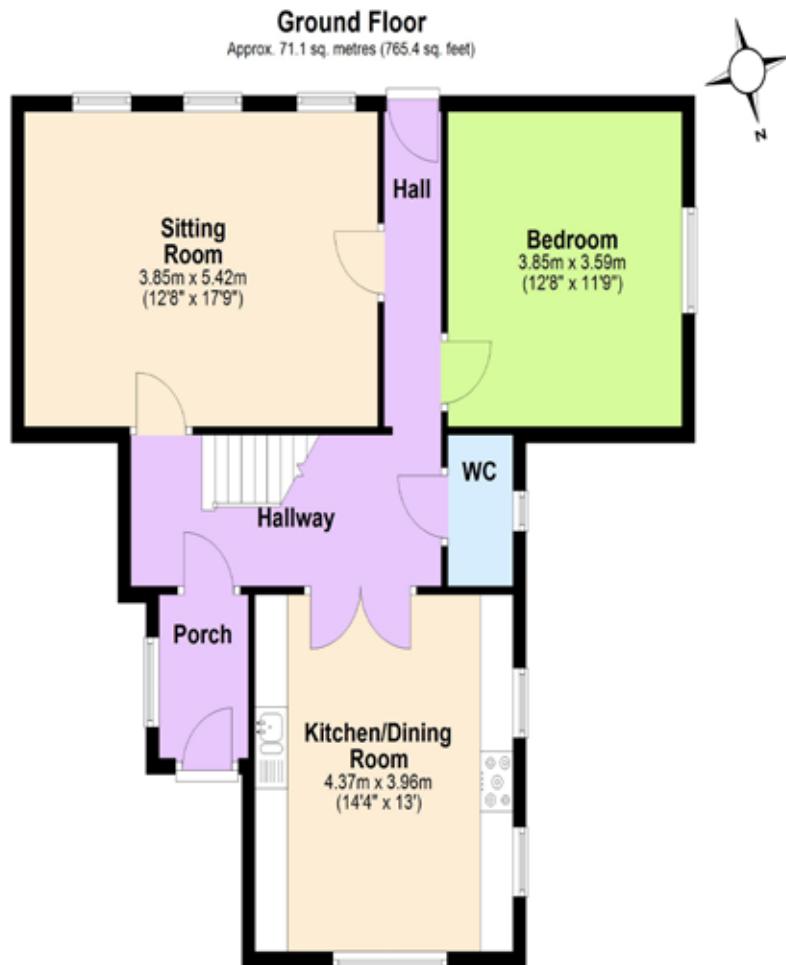
Gardening included within the monthly rent

East Suffolk Council

Council Tax Band: D

**EPC Rating: D**





Total area: approx. 109.5 sq. metres (1178.8 sq. feet)

Jennie Jones

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