

*A three bedroom semi-detached chalet bungalow on an extensive plot, located in the village of Darsham, just a short drive from the Heritage Coast at Dunwich*

Guide Price  
OIEO £160,000  
Freehold  
Ref: P6546/B

5 Granary Cottages  
Main Road  
Darsham  
Saxmundham  
Suffolk IP17 3PH



Entrance hall, kitchen, sitting/dining room, rear lobby, family bathroom and ground floor bedroom.

Two first floor bedrooms.

Off-road parking.

Enclosed garden to rear.

Contact Us



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## Location

5 Granary Cottages is located in the heart of the pretty village of Darsham, close to Suffolk's beautiful Heritage Coast. Darsham benefits from a popular dining pub house, The Fox, as well as a petrol station with general stores. There is also the railway station, which is just over a mile from the property, and which is on the Ipswich to Lowestoft line, with onward links to London's Liverpool Street station. Within 1½ miles is the popular village of Westleton, and the sea at Dunwich is 4½ miles. Minsmere RSPB bird reserve is just 4 miles. The popular coastal locations of Southwold, Walberswick and Aldeburgh, are also close by.

The A12 trunk road is under a mile from the property and, therefore, there are easy links throughout the east of the county. Within 6 miles is Saxmundham, where there are both Tesco and Waitrose supermarkets, as well as a number of individual shops. There are GP surgeries and schools in both Saxmundham and Halesworth. Halesworth, also 6 miles, offers a traditional shopping experience, as well as a museum and The Cut arts centre hosting many music events and classes. Golf and sailing can both be found close by, as well as other lovely market towns such as Woodbridge and Framlingham, with its historic medieval castle. Snape, with its world famous concert hall, is 10 miles.

## Description

5 Granary Cottages is an ex-local authority chalet bungalow that is being sold by Flagship Housing Group and is now in need of some light refurbishment. It is semi-detached and sits on a good-sized plot with off-road parking. The property has well laid out accommodation over two storeys and comprises entrance hall, kitchen, sitting/dining room, rear lobby, family bathroom, ground floor bedroom and two further first floor bedrooms. The windows are primarily double-glazed and the property benefits from night storage heaters. The property provides the perfect opportunity for a first time buyer who would like a project.

## The Accommodation

### *The Chalet Bungalow*

A door to the side of the property leads to the

### *Entrance Hall*

Electric storage heater and door off to the

### *Kitchen* 11'8 x 7'0 (3.56m x 2.13m)

Window to front. Comprising a matching range of fitted wall and base units with a rolltop work surface incorporating a stainless steel single-drainer sink unit with taps above and tiled splashback. Space for appliances and electric cooker.



*Bedroom Three* 9'6 x 8'0 (2.90m x 2.44m)  
Window to rear and night storage heater.



*Sitting/Dining Room* 20'0 x 13'4 (6.10m x 4.06m)

A dual-aspect room with windows to front and rear, open grated chimney with tiled hearth and mantel over, electric storage heaters, and door to the



*Rear Lobby*

Window to side and door to garden, stairs rise to the first floor landing, built-in storage cupboard, quarry tiled flooring and door to the

### *Family Bathroom*

Windows to rear with obscured glazing. Partially tiled and comprising rolltop bath with ornate mixer tap over, pedestal hand wash basin, low level WC, extractor fan, wall-mounted fan heater and ceramic tiled floors.



The stairs in the rear lobby rise to the

### **First Floor**

#### *Landing*

Hatch to loft space and door off to

#### *Bedroom One* 13'8 x 12'0 (4.17m x 3.66m)

A large double bedroom with dormer window to front and built-in wardrobe with hanging rail and shelf above.



*Bedroom Two* 12'0 x 8'6 (3.66m x 2.59m)

A small double bedroom with window to side, night storage heater, built-in cupboard with hanging rail and shelf above, and airing cupboard with pre-lagged water cylinder and slatted shelving.



**Outside**

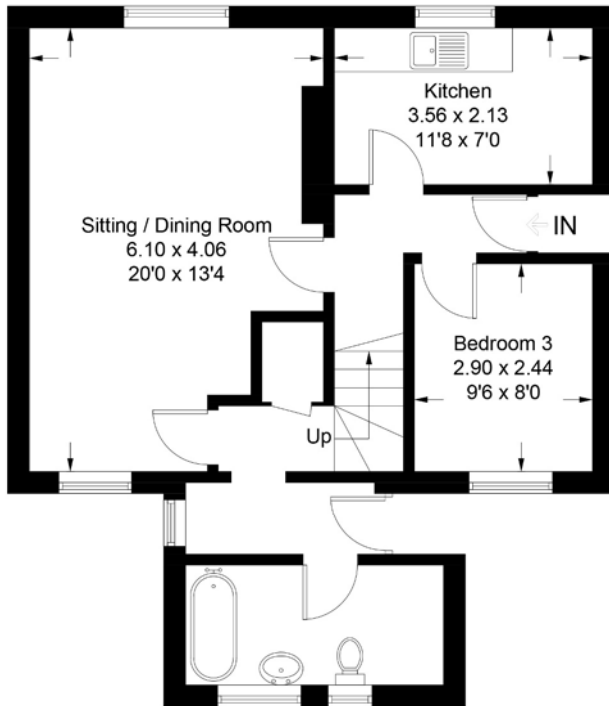
To the front of the property is an area of lawn with off-road parking and a pathway leading to steps that rise to the side door. 5 Granary Cottages has a right of way over the passage to the side of 4 Granary Cottages where a gateway provides access to the rear garden. Here there is a brick and rendered outbuilding, comprising two stores, with doors to the front and side. Steps lead to the rear lobby. The good-sized rear garden backs onto fields, is laid to lawn and is enclosed by close boarded fencing and hedging.



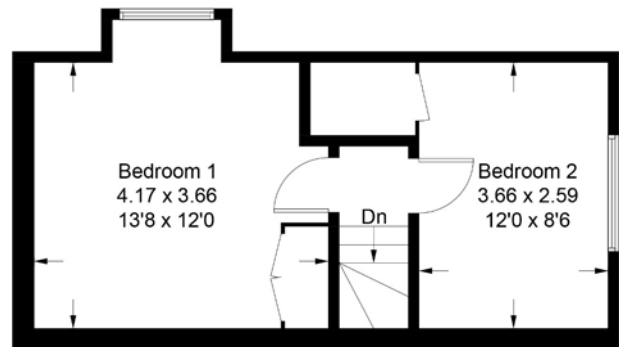


## 5 Granary Cottage, Darsham

Approximate Gross Internal Area = 85.4 sq m / 909 sq ft



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent. No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

**Services** Mains water, drainage and electricity. Night storage heating.

**Annual Service Charge** £97.03

**Council Tax** Band B; £1,375.73 payable per annum 2020/2021.

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

**Energy Efficiency Rating** = E

### NOTE

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.
2. The vendor requires offers to be accompanied by a completed Declaration of Interest Form, which can be obtained from the agent.
3. The property will be marketed for a minimum period of 14 days before any offers will be considered or accepted by the vendor (this allows them to demonstrate that they have achieved best value).
4. The property benefits from a shared accessway to the side of 4 Granary Cottages where access can be gained to the rear garden.

November 2020

## Directions

Heading north on the A12, proceed through the village of Yoxford and continue past the right hand turning signposted to Westleton and Dunwich. Continue along the A12 for approximately quarter of a mile, and the turning to Granary Cottages can be found on the right hand side, before reaching Darsham Railway Station.



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