

A delightful three bedroom semi-detached Victorian cottage located in a wonderful position along an unmade track, within the village of Dunwich and walking distance of the sea.

Guide Price
£475,000 Freehold
Ref: P6550/C

Walnut Tree Cottage
Sandy Lane
Dunwich
Saxmundham
Suffolk IP17 3DY



Porch, kitchen and sitting/dining room.
Three double bedrooms and bathroom.
Substantial off-road parking.
South facing rear garden with views over grassland.

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Location

The property is located in a wonderful position along an unmade track that is within a few minutes walk of the main village, the beach, Flora Tea Rooms and fish and chip shop. Less than a 5 minute walk are the Dingle Hill tearooms. From the property there are delightful walks along a number of footpaths giving access to heathland, woodland and the coast, one of which is immediately to the rear of the garden, and less than a 5 minutes' walk is Gallows Field, a totally secure dog walking field. The excellent pub, The Ship at Dunwich and the Crown at Westleton are both within walking/cycling distance and are accessible via footpaths from the door. There is also the Fox Inn and Two Magpies bakery and café at Darsham as well as the garage which has a café and electric vehicle charging point. There are two farm shops nearby, Emmerdale Farm Shop near Westleton and the Middleton Farm Shop in Middleton. Both have cafes, as well as a village shop in Westleton. Saxmundham has Tescos and Waitrose supermarkets. Grocery deliveries are available to the door from supermarkets including Tesco, Sainsbury and Waitrose.

Description

Walnut Tree Cottage is a Victorian semi-detached dwelling of red brick construction under a pan tiled roof. It stands in a stunning position and has a south facing garden with wonderful views, along with ample parking. The vendors have carried out some excellent works to the property during their tenure that has included adding an impressive porch/boot room, brick floor and wood burning stove in the sitting room, new and sympathetic double glazed timber framed windows and external doors, and also updating the heating with modern electric units. A new wool carpet has been added to the stairs. The property is ideal as a permanent home, a second home or a holiday let.

The Accommodation

The Cottage

Ground Floor

A partially glazed front door provides access to the

Porch 6'8 x 6'8 (2.03m x 2.03m)

East and south facing windows. Brick flooring. Bench with storage below. A door leads to the



Kitchen 18' x 9'2 (5.49m x 2.79m)

North facing windows with fitted blinds overlooking the front driveway and adjacent woodland. High and low level wall units with work surface with one and half bowl ceramic sink with drainer and mixer taps above. Space and plumbing for a washing machine, dishwasher and fridge. Electric oven. Electric radiator. Recessed spotlighting. Stairs to the first floor landing with under stairs cupboard with space for fridge. A door leads to the



Sitting/Dining Room 15' x 14'8 (4.57m x 4.47m)

A charming dual aspect room with east and south facing windows with shutters overlooking the garden and undulating land beyond. South facing door to the exterior. Modern night storage heaters. Glass fronted woodburning stove within a brick fireplace with timber surround. Brick flooring. Built-in cupboard.



The stairs from the ground floor kitchen lead up to the

First Floor

Landing

Hatch to roof space. East facing window with fitted blinds. Doors lead off to the three double bedrooms and bathroom.

Bedroom One 15'4 x 10' (4.67m x 3.05m)

South facing window with fine views over the rear garden and land beyond. Painted floorboards. Electric radiator. Blocked chimney. Built-in linen cupboard.



Bedroom Two 12' x 8' (3.66m x 2.44m)

A double bedroom with east facing window. Painted floorboards. Electric radiator.



Bedroom Three 12' x 9'4 (3.66m x 2.84m)

A third double bedroom with north facing window to the front of the property. Electric radiator. Painted floorboards. Built-in cupboard housing the large modern hot water cylinder and pressurising tank.



Bathroom

Comprising bath with electric shower above. WC and hand wash basin. Ladder style chrome electric towel radiator and fan heater. East facing window with obscured glazing and fitted blinds.



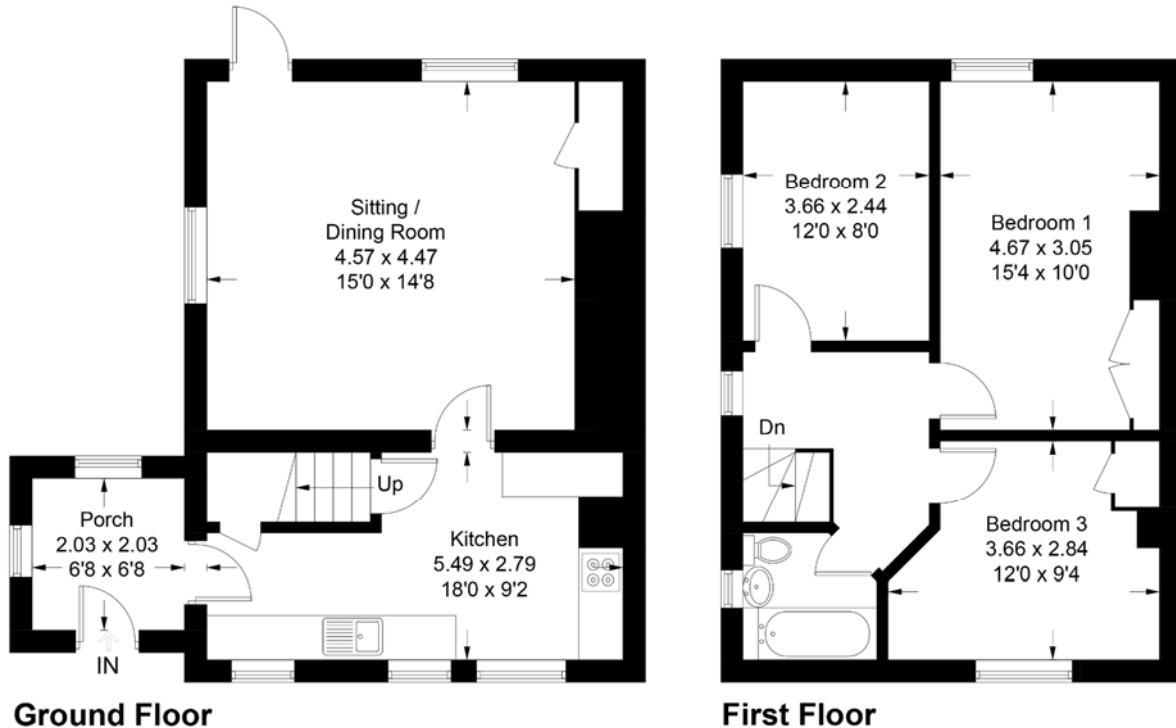
Outside

The property is situated approximately 300 metres from the highway along a unmade track known as Sandy Lane. A five bar gate leads to the driveway and substantial parking area which is laid with shingle. There are useful brick built store sheds. To the east and south of the house are the gardens which are laid to grass and have a limestone patio area. The gardens about a bluebell wood with mature oaks to the east and to the south are lovely views over undulating grassland. In all, the plot extends to approximately 0.16 acres.



Walnut Tree Cottage, Dunwich

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system which the vendors inform the agent weeps into the adjacent sandy soil rather than a water course.

Council Tax Band D; £1,760.83 payable per annum 2020/2021

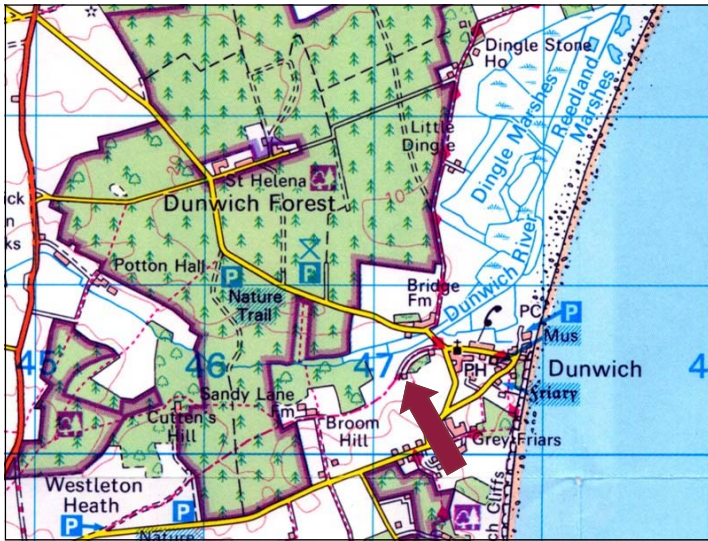
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

EPC = D

NOTES

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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. It is believed that Sandy Lane is not owned by any party. It is a bridleway and the vendors have a Statutory Declaration confirming that the previous owners used the land for many years to access the property.
4. There is presently no telephone landline at the property but a connection to superfast fibre optic broadband would be available by installing a line along Sandy Lane.

November 2020



Directions

Proceeding north on the A12, having passed through Yoxford turn right where signposted to Westleton. Proceed into Westleton and at the T Junction turn left. Take the turning on the right signposted to Dunwich and on entering Dunwich turn left towards the church. Passing the church on the right hand side the entrance to Sandy Lane will be found on the left (there are bins stored at the end of Sandy Lane). Proceed along the lane where Walnut Tree Cottage and its adjoining semi-detached cottage will be found on the left.



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