



Walberswick, Southwold

Offers In Excess Of £650,000

- Wealth Charm & Character
- Secluded Cottage Garden
- Stylish Shower Room
- Two Double Bedrooms
- Walking Distance to the Beach
- Electric Heating & Wood Burning Stove
- Off Road Parking for Two Vehicles
- Open Plan Living Accommodation
- EPC - D

The Street, Walberswick

A charming cottage in sight of the sea, situated in the heart of this renowned coastal village. Walberswick stands on the south bank of the River Blyth, just across the water from Southwold. A ferry operates from Southwold in the summer, cutting short a seven mile journey by road. Formerly a prosperous fishing village, nearly half of the houses in Walberswick today are holiday homes. The village has a thriving artistic community with regular exhibitions, two excellent village pubs, tea rooms and village hall.



Council Tax Band: C



DESCRIPTION

Rose Cottage is a delightful bay fronted brick and pantile cottage situated in the heart of Walberswick. Rose Cottage has been renovated and extended creating delightful and well planned accommodation with a spacious open plan ground floor living space, of over 30 feet in length. This includes a light and airy kitchen area with high quality fitted kitchen, dining area and sitting room with brick open fireplace with wood burner and a double glazed bay window overlooking the street. To the first floor, the property has two double bedrooms and a recently re-fitted stylish shower room. From the principal bedroom bay window is an excellent view over Walberswick beach to the sea. At the rear of the property is a well established and secluded garden with off street parking.

ACCOMMODATION

SITTING ROOM

Double glazed bay window. Slate tiled floor. Brick open fireplace and hearth with wood burning stove. Fitted cabinet to one side. Open tread staircase to the first floor and storage cupboard. Opening to:

DINING AREA

Quarry tiled floor. Ceiling downlighting. Exposed painted brickwork.

LOBBY

With shelves and plumbing for automatic washing machine.

SEPARATE W.C.

White suite; close coupled W.C. and hand basin.

KITCHEN

Quarry tiled floor. Bespoke range of fitted units with polished stone worksurfaces, tiled surrounds, drawers and storage cupboards. Enamel sink with mixer tap and tiled surrounds. Fitted electric oven and induction hob with extractor hood. Sealed unit double glazed

windows and roof lights. Panelled, & double glazed stable door opening to the rear terrace and garden.

FIRST FLOOR

LANDING

With sloping ceilings and exposed timber beam.

BEDROOM ONE

Double glazed bay window with coastal view. Built in wardrobe. Storage cupboard and airing cupboard.

BEDROOM TWO

Window overlooking rear garden. roof lights and high level storage platform.

SHOWER ROOM

Recently fitted suite comprising tiled shower, hand basin and W.C. Electric heated towel rail.

OUTSIDE

Access to Rose Cottage is gained via a shared private access. Pass through the grey entrance door situated between Holly Hocks and Lane End, approach through this entrance door and along the paved passageway which leads to a further hand gate opening into the garden of Rose Cottage. A brick pathway and terrace leads to the rear entrance door which opens to the kitchen. Rose Cottage has an attractive and secluded cottage style garden with half round timber edge borders planted with a wealth of flowering plants and shrubs. Stepping stone pathway leads to the far end of the garden and a further seating area. A hand gardens opens to a parking area for two vehicles accessed via a lane to the rear.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains water, electricity and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20839/RDB.

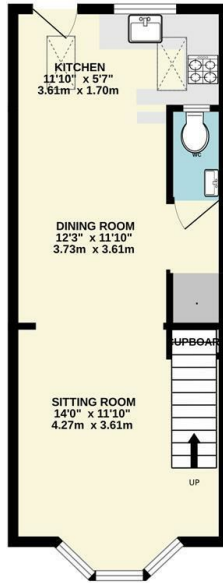
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

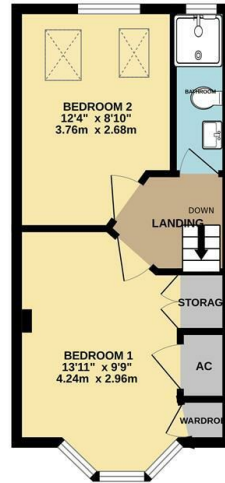




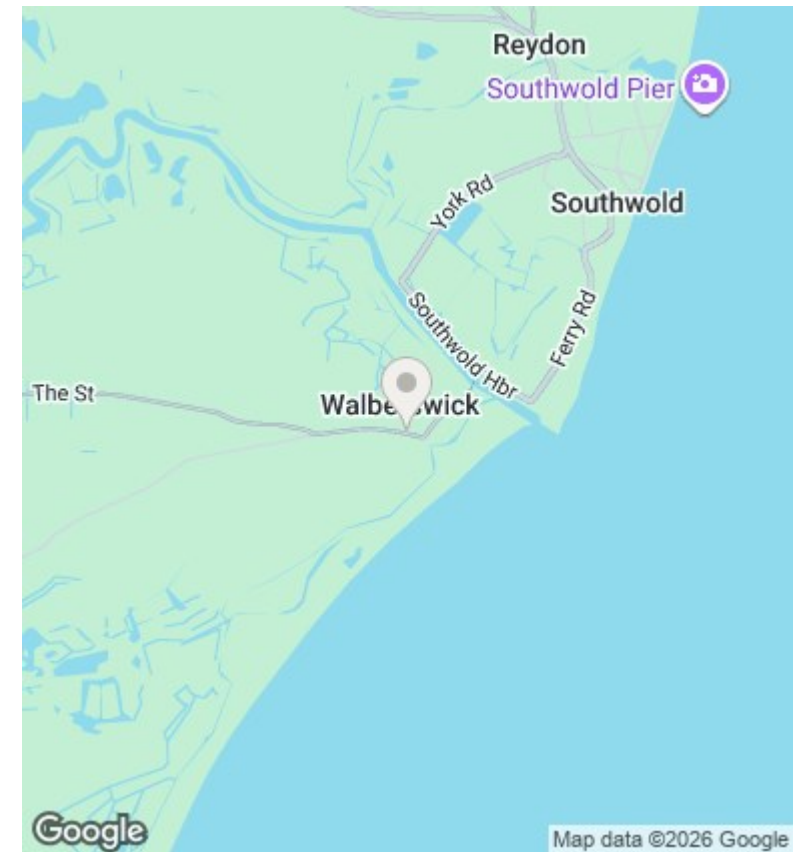
GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 can be given for their operation or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com