



Lowestoft,

£550,000

- Grade II Listed historic cottage
- Wealth of original features throughout
- Two reception rooms plus separate study
- Moments from Pakefield beach
- Five spacious double bedrooms
- Inglenook fireplaces and exposed timber beams
- Country-style kitchen with AGA and dual pantry
- Generous plot with private enclosed gardens
- Beautiful conservatory with garden views
- Brick-built workshop and wood store

London Road Pakefield, Lowestoft

Pakefield is a coastal village located on the outskirts of Lowestoft, Suffolk, England. Known for its serene atmosphere, Pakefield offers a beautiful stretch of sandy beach, which attracts visitors seeking a quiet and peaceful getaway. The village is home to charming seaside cottages, a handful of local shops, and picturesque views across the North Sea. Pakefield also has a rich history, with notable landmarks such as the Pakefield Church, which dates back to the 13th century, adding a sense of heritage to the area. Its proximity to Lowestoft, a bustling seaside town, allows residents and visitors to enjoy both the tranquility of a village and the amenities of a larger town.



Council Tax Band: D



Description

Set behind private boundaries, this enchanting period home offers a rare opportunity to acquire a property of significant character and charm in a prime coastal location. Upon entering, you are immediately welcomed by a wealth of original features, including exposed timber beams, impressive inglenook fireplaces, and cast iron wood burners, all contributing to a warm and inviting atmosphere. The ground floor is perfectly suited to both everyday living and entertaining, comprising two elegant reception rooms, each with its own wood burner, alongside a separate study ideal for home working. A bright and airy conservatory provides a peaceful space to relax while enjoying views over the garden. At the heart of the home is a charming country kitchen, complete with a traditional AGA and dual pantry, offering both practicality and timeless appeal. The first floor hosts three well-proportioned double bedrooms, all featuring beautiful original beams, along with two spacious bathrooms. The second floor continues the home's characterful theme, with exposed brickwork and beams leading to two further double bedrooms, filled with natural light from Velux windows, creating tranquil and versatile living spaces. Externally, the property enjoys beautifully maintained gardens, with a large lawn bordered by mature trees and established hedging, ensuring a high degree of privacy. A shingle driveway provides ample parking and leads to a brick-built workshop and separate wood store. A paved seating area offers the perfect setting for outdoor dining and entertaining.

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.

Outgoings

Council tax band D

Tenure

Freehold

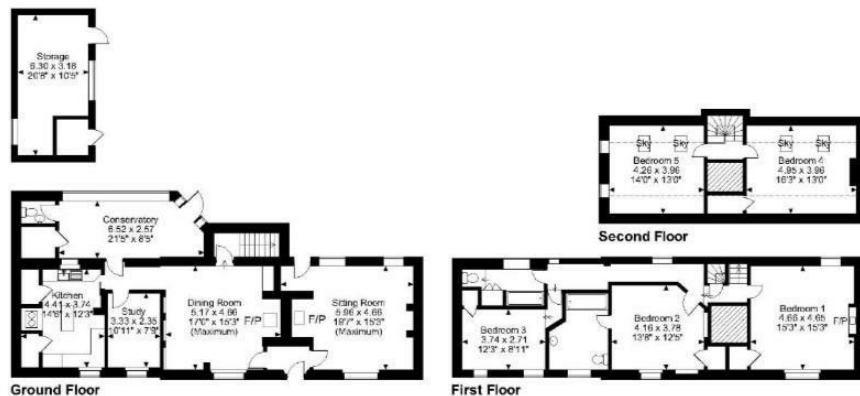
Viewing Arrangements

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

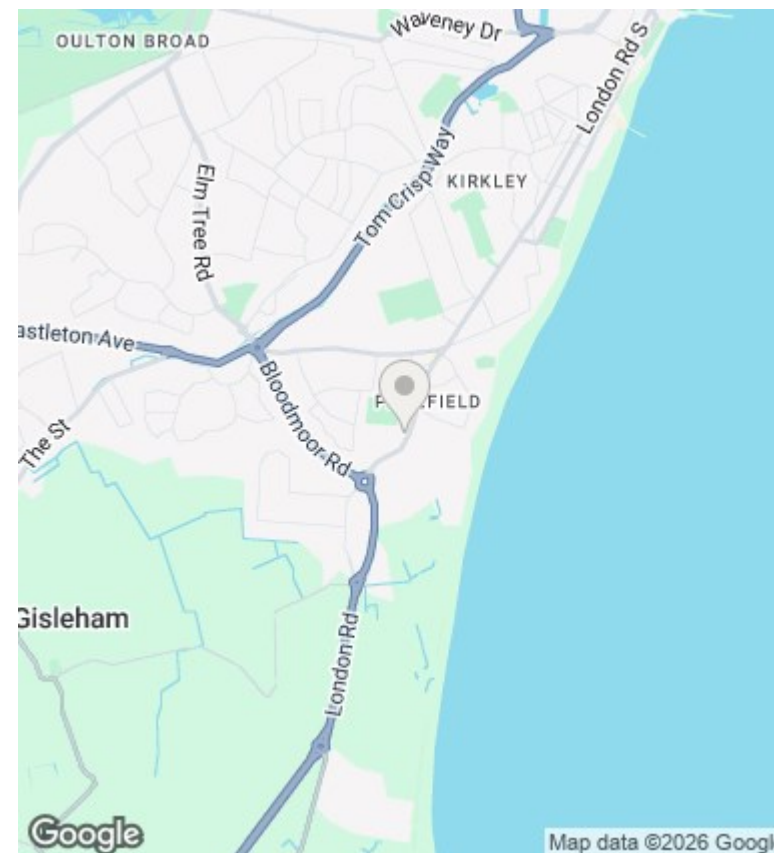




London Road Pakefield, Lowestoft, Suffolk



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ Denotes restricted head height
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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

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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