



Beccles, Suffolk

Guide Price £235,000

- Guide Price £235,000-£245,000
- Welcoming Living Room with a Jotul Wood Burner
- Ideal Location for Countryside Walks
- Versatile Appeal
- Flooded With Natural Light
- Close Proximity to Suffolk Beaches
- Recently Refurbished and New Carpets Throughout
- Original Character and Features

West End Corner, Beccles

West End is a tranquil rural hamlet situated within a 6.5 mile drive of Beccles and 8.2 mile drive of Southwold, in East Suffolk. Surrounded by Sotterley, Wrentham, Wangford & Westleton this area is characterized by its picturesque countryside, expansive farmland, and traditional English cottages and offers much more than quaint cottages and rural charm, it's the starting point for numerous scenic walks that truly enhance the appeal of countryside living. In close proximity to the Suffolk coast, including the scenic town of Southwold, enhances its appeal for those seeking a peaceful yet connected lifestyle. Whether you're after a brisk countryside jaunt or an extended coastal ramble, properties in West End come alive with the opportunity to lace up your boots, step outside your door, and immerse yourself in Suffolk's rich landscape. It's not just a home, a gateway to walking adventures right on your doorstep.



Council Tax Band: A



DESCRIPTION

Pheasant Cottage is a beautifully renovated mid-terrace period home, equally suited as a permanent residence, a charming second home, or a profitable holiday let. The current owners have undertaken a carefully sympathetic refurbishment, installing a new tile roof, UPVC windows and doors, updated wiring and plumbing throughout. The ground floor comprises a welcoming sitting room with a south-west-facing window overlooking the front courtyard, an electric radiator, a wood-burning stove nestled in a central chimney, and a door leading to a well-appointed kitchen equipped with low-level units, space and plumbing for appliances, and access to both the rear courtyard and an adjacent store room. Upstairs, a landing that doubles as a dressing area provides access to a compact shower room and a walk-through single bedroom, which in turn leads to the main double bedroom, generous in size, with its own south-west window, built-in wardrobe, electric radiator, and a classic cast-iron fireplace. Externally, the property benefits from a versatile south-west facing shingle courtyard, ideal for parking, along with a rear courtyard and a delightful garden extending approximately 45'x22', complete with garden sheds, all accessed via a private track

LIVING AREA

The living room is the heart of the cottage, a warm and inviting space defined by a newly installed wood-burning stove nestled within a traditional brick chimney breast. This feature not only adds a dramatic focal point but also offers practical benefits: efficient, reliable heating, even during power outages, while reducing stress and enhancing wellbeing as you enjoy the flickering flames. With a south-west facing window, the room is flooded with natural light throughout the afternoon, creating a bright and airy atmosphere that supports mood, health, and energy efficiency. The electric radiator ensures comfort during quieter seasons, while the combination of natural and radiant warmth makes the room cosy year-round. Altogether, it's a tranquil yet sociable retreat, perfect for curling up with a book, gathering with friends, or simply unwinding by the fire

KITCHEN

The cottage's kitchen is a bright, functional space thoughtfully designed with both practicality and charm in mind. Equipped with low-level wall units, generous worktops, stainless steel sink, and dedicated plumbing and electrical connections for essential appliances like a washing machine and electric oven, it's perfectly set up for everyday convenience. The southwest-facing window and rear door flood the room with natural light, making daily tasks feel more enjoyable and reducing reliance on artificial lighting. A handy internal storeroom just off the kitchen offers valuable extra storage, ideal for pantry items or household utilities. With its blend of light-filled ambience, efficient layout, and clever storage, the kitchen feels welcoming, practical, and well-suited to both everyday living and holiday rental use.

BEDROOMS

Tucked upstairs, the cottage offers two cosy yet intelligent bedroom spaces designed for comfort and restful living. The walk-through single bedroom at the rear makes efficient use of space, while the principal double bedroom to the front enjoys a generous footprint, featuring a charming cast-iron fireplace, built-in wardrobe, and electric radiator. With a southwest-facing window, both rooms bask in warm, natural afternoon light. Altogether, the bedrooms fuse practical comfort, appealing period features, and quietly purposeful design to create restful sanctuaries ideal for long stays, weekend getaways, or letting to holiday guests.

BATHROOM

The bathroom at Pheasant Cottage is thoughtfully designed for both comfort and efficiency. Tucked just off the upstairs landing/dressing area, it features a modern shower cubicle, a convenient WC, and a basin—all complemented by an electric heated towel rail for warm, cozy towels any time. A window overlooking the rear courtyard ensures natural ventilation and daylight, creating a fresh and inviting atmosphere. Compact yet well-appointed, this shower room combines essential amenities with subtle luxuries, making it a practical and comfortable space whether you're unwinding after a country walk or preparing for a day out

OUTSIDE

The outside spaces at Pheasant Cottage offer a perfect blend of functionality and charm. The southwest-facing shingle front courtyard not only brings in generous afternoon sunlight but also serves as a versatile area, ideal for al fresco relaxation, gardening containers, or even off-road parking with enough room for a vehicle. To the rear, a tucked-away courtyard extends beyond a private track to an enchanting garden measuring. This outdoor haven is equipped with storage sheds and provides a secluded spot for morning coffee, outdoor dining, or a peaceful retreat in nature. The thoughtful layout ensures a harmonious flow between indoor and outdoor living, making the cottage equally appealing for everyday use, leisure escapes, or rental appeal.

TENURE

Freehold

OUTGOINGS

Council Tax Band A

SERVICES

Mains water and electricity. Private drainage system

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 Ref: 20885/JD.

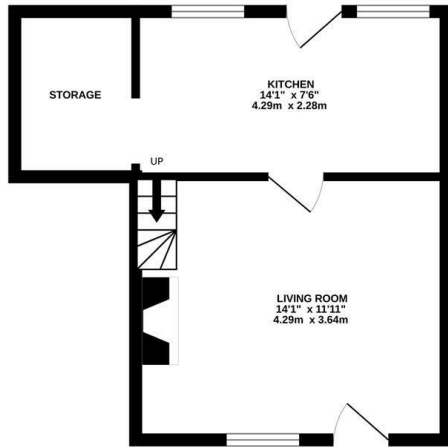
FIXTURES AND FITTINGS

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. 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.

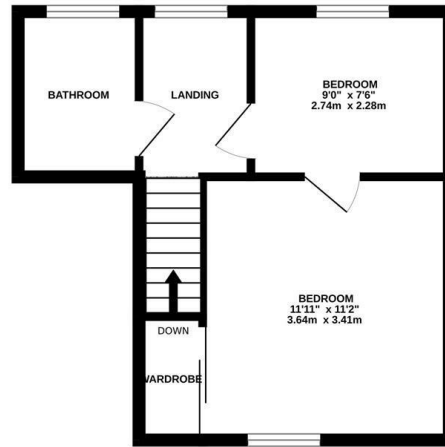




GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

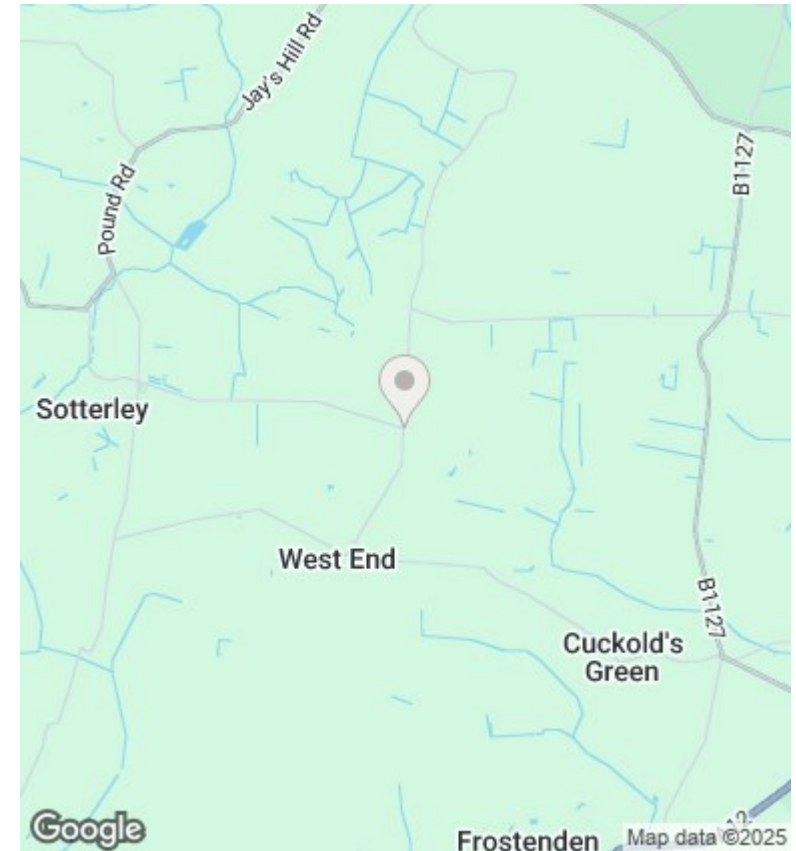


1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
Made with Metropix ©2025



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals 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