Flick & Son
Coast and Country







Westleton,

Guide Price £350,000

- Grade II listed detached cottage dating from the 16th century, with 18th-century alterations and sensitive 20th-century renovation.
- Attractive catslide pantile roof with three ridge stacks and multiple dormers; rendered oak frame on brick plinth
- Formerly three cottages, now arranged as two characterful dwellings offering flexible accommodation.
- Two atmospheric reception rooms featuring substantial inglenook fireplaces
- Extensive original timber frame to Nos. 2/3 including jowled posts, chamfered beams, arched braces and pegged construction of notable craftsmanship.
- Well-appointed kitchen and practical layout, with two principal bedrooms, dressing room/occasional bedroom and interconnecting shower room.

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Reckford Road, Westleton

The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham, and only just over two miles east of the A12. Set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.

3 2 3 F

Council Tax Band: B





DESCRIPTION

A rare and beautifully preserved Grade II listed detached period cottage of exceptional character and versatility.

The Croft is a charming detached period home, formerly known as 1, 2 and 3 The Croft, now arranged as two delightful dwellings beneath steep pantile-covered catslide roofs with attractive projecting dormers and multiple chimney stacks. Dating from the 16th century, with 18th-century additions and sensitive 20th-century renovation, the property represents a remarkable survival of historic craftsmanship combined with adaptable modern living.

Set behind a traditional picket fence and hand gate, a generous parking area provides space for multiple vehicles. A split-level paved pathway with cobbled retaining walls leads to a lawned garden, thoughtfully screened by mature laurel and conifer hedging for privacy. The garden wraps elegantly around the cottage, as does a wide paved terrace which continues to the rear entrance doors — creating ideal spaces for outdoor dining and entertaining.

The Principal Cottage

The principal cottage features painted brick elevations and hardwood-framed double-glazed windows beneath its characterful pantile roof.

A stable-style hardwood entrance door opens into a welcoming lobby with brick flooring, leading to the first reception room. Overlooking the garden, this atmospheric space enjoys an impressive inglenook-style fireplace, exposed wall and ceiling timbers, and a staircase rising to the bedroom above.

A step leads through to the kitchen, fitted with shaker-style cupboards and drawers, hardwood work surfaces. Exposed timbers and areas of historic plasterwork reflect the building's heritage, while double-glazed windows overlook the rear garden.

A connecting hallway provides access to the rear entrance and a second reception room mirroring the first in character, complete with brick flooring, substantial exposed timbers and an inglenook fireplace with woodburning stove. A further staircase rises to the bedroom above, with useful storage beneath.

On the first floor, two well-proportioned bedrooms sit within the roof space, each with hardwood double-glazed windows and exposed brick chimney breasts. A connecting dressing room (also suitable as an occasional bedroom) links to a shower room, which in turn connects to the second bedroom, creating a practical and flexible layout.

The Additional Cottage

The secondary cottage offers equally characterful accommodation and significant historic fabric.

The entrance opens into a sitting room with exposed ceiling timbers and a brick fireplace with quarry-tiled hearth. A generous storage cupboard sits to one side, with an enclosed winding staircase rising beside it. The ground floor also includes a kitchen, lobby and bathroom.

Upstairs, a landing leads to a single bedroom with gable window and a double bedroom featuring a dormer window to the front elevation.

Grade II Listed – Architectural & Historic Significance

The Croft is a Grade II listed building of special architectural and historic interest.

Originally constructed in the 16th century as a timber-framed building — possibly a floored house — it was remodelled and subdivided in the 18th century, when an additional western unit was added. Though formerly arranged as three cottages, numbers 2 and 3 retain the majority of the original 16th-century oak frame of notable quality and craftsmanship.

Externally, Nos. 2 and 3 comprise a rendered oak timber frame set upon a brick plinth. The catslide pantile roof is punctuated by three ridge stacks and three dormers with pent roofs to the façade, together with a further dormer to the rear.

Internally, Nos. 2 and 3 preserve extensive original timber framing, including jowled storey posts, wall plates, chamfered bridging beams, sole plates, arched braces, studs and tie beams — all of pegged construction. A scarf joint remains visible within the front wall plate, and evidence of former window and door openings can still be seen to the rear elevation.

18th-century alterations introduced internal cross frames, additional studs and rafters, stack bays and winding staircases, together with the clasped purlin roof structure. Importantly, the 18th-century plan form survives largely intact.

Two significant inglenook fireplaces remain — one incorporating a bread oven — along with a smaller rendered inglenook. Substantial sections of in situ wattle and daub panelling survive within the rear and cross frames, some now exposed, further enhancing the authenticity of the building.

Summary

The Croft represents a rare opportunity to acquire a highly atmospheric Grade II listed 16th-century timber-framed home in the sought-after village of Westleton. With beautifully preserved historic fabric, two inglenook fireplaces, surviving wattle and daub panelling, flexible dual accommodation and wraparound gardens, the property offers remarkable charm, heritage significance and versatility .

TENURE
Freehold

OUTGOINGS
Council Tax band: both cottages currently band B

SERVICES
Main electricity, water and drainage

VIEWING ARRANGEMENTS
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21/RDB.

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.









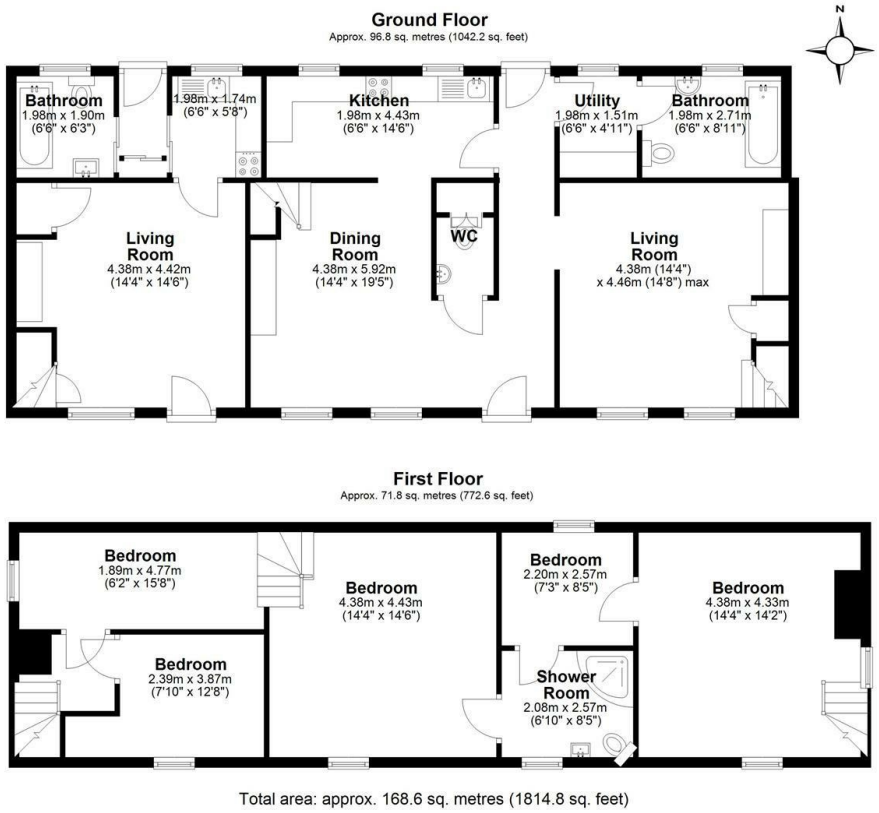












Total area: approx. 168.6 sq. metres (1814.8 sq. feet)

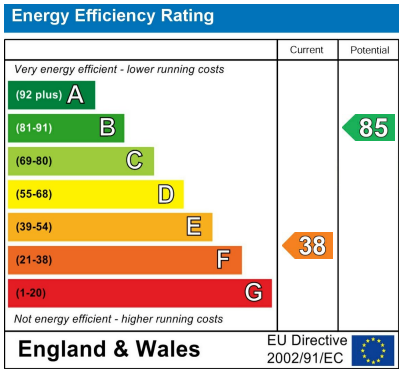


Conveyancing, Surveys & Financial Services

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

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

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