



## Theberton, Suffolk

Guide Price £395,000

- Immense Charm & Character
- Inglenook Fireplaces
- Ground Floor Bedroom
- Secluded Garden
- Close to Minsmere & Coast
- Ground Floor Shower Room
- Wealth of Beams
- Oil Fired Central Heating
- Kitchen/Breakfast Room



# Rattla Corner, Theberton

A delightful Grade II listed cottage of immense charm and character in this peaceful lane between Theberton and Eastbridge close to the Minsmere marshes. The popular village of Theberton lies close to the Suffolk Heritage Coast with the market town of Saxmundham five miles and Leiston three miles distant, both offering excellent shopping and schooling facilities. The A12 Great Yarmouth to London Road is about three miles distant giving easy access to London and the south, with a railway service from Saxmundham and Darsham to Lowestoft, Ipswich and London Liverpool Street. For those with leisure interests in mind the Heritage Coast area abounds with opportunities including birdwatching at the renowned RSPB Bird Sanctuary at Minsmere, cliff top walks at the Dunwich National Trust Reserve, music at the Snape Maltings Concert Hall and both sailing and golfing at Aldeburgh and Southwold.



Council Tax Band:



## DESCRIPTION

A delightful Grade II listed cottage thought to date from the turn of the 17th & 18th Centuries, originally a timber framed building encased in Flemish bond brick elevations below steep pitched clay pantile covered roofs. A single storey addition comprising entrance hall, shower room and ground floor bedroom/further reception room opens into the rear garden. The two principal reception rooms are well proportioned and have splendid fireplaces and exposed timber framework. The kitchen leads off the dining room, over looks the garden and opens into a charming breakfast room with windows and doors opening to the garden. Independent enclosed winder staircases lead from the sitting room and dining room to the first floor bedrooms. The main bedroom having a spacious ensuite shower room and second bedroom having a stylish bathroom complete with slipper bath. Approached via an unmade track the property is set back within it's plot allowing a shingle driveway to provide ample parking. To the rear the tiered garden comprises wide paved patio/pathways and steps to a paved terrace with timber uprights and raised beds beyond which is a lawn, screened by planting covered seating area ideal for alfresco dining. Opposite the property on the other side of the lane is a small plot of land that is included in the property.

## ACCOMMODATION

### ENTRANCE HALL

Panel glazed entrance door. Tiled floor.

### SHOWER ROOM

White suite comprising tiled shower cubicle, hand basin with storage below and W.C. Double glazed windows.

### BEDROOM

Fitted wardrobe. Double glazed window and panel glazed door to the rear garden.

## KITCHEN

Range of fitted base and wall cupboards, work surfaces and stainless steel double bowl, single drainer sink unit. Plumbing for washing machine and dishwasher. Fitted electric oven and hob with cooker hood over. Windows over looking the garden. Opening to:

### BREAKFAST ROOM

Windows and panel glazed door opening to the garden.

### SITTING ROOM

Imposing brick inglenook fireplace with timber bressummer. Fitted cabinet to one side and enclosed winder staircase leading to the main bedroom. Exposed wall and ceiling timbers Window and panel glazed door to front elevation.

### DINING ROOM

Brick inglenook fireplace with timber bressummer. Fitted cabinet and shelves to one side. Enclosed winder staircase leading to the first floor landing. Window and panel glazed door to front elevation.

## FIRST FLOOR

### BEDROOM

Exposed timber. Window to front elevation.

### ENSUITE

Built in storage cupboards. White suite comprising tiled shower cubicle, hand basin and W.C. Roof light.

## LANDING

### BEDROOM

Window to front elevation. Built in storage cupboards

### BATHROOM

Stylish basin suite with slipper bath, hand basin and W.C combination unit with storage. Wall tiling and heated towel rail. Dormer window to rear.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently deleted.

## SERVICES

Mains water and electricity.

## VIEWING ARRANGEMENT

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20474/RDB.

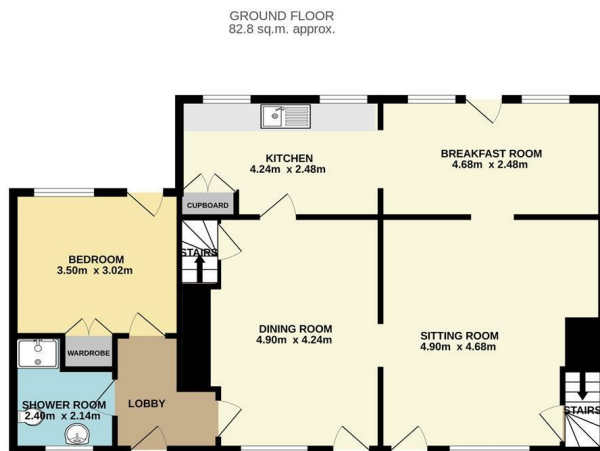
## FIXTURES AND FITTINGS

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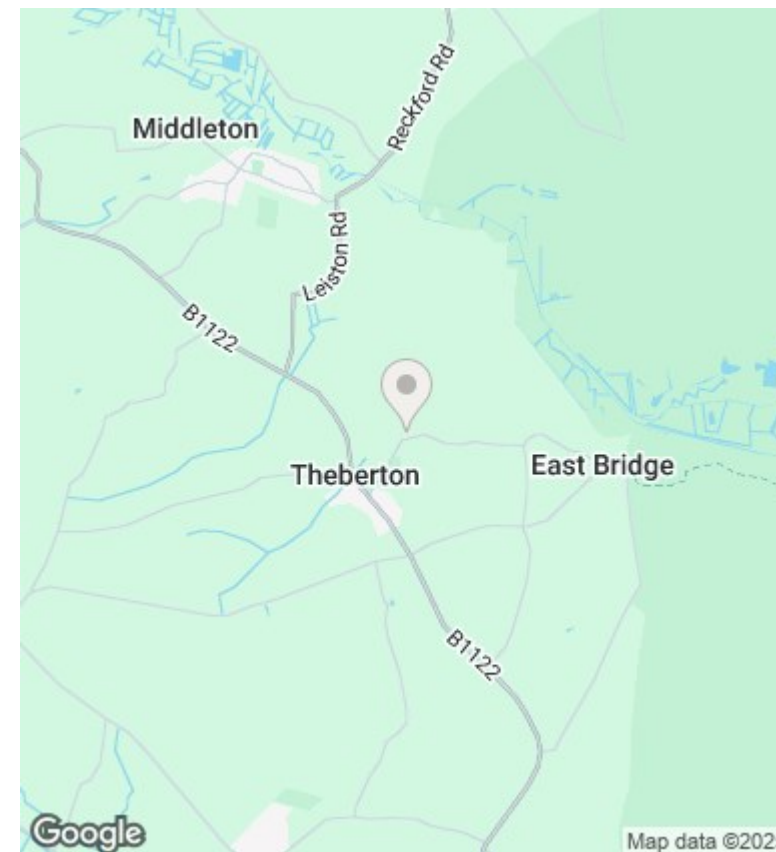






TOTAL FLOOR AREA : 125.5 sq.m. approx.

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.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)