



## Wenhaston, Suffolk

Offers In Excess Of £525,000

- Three Bedrooms
- Ample Parking & Garage
- Double Glazing
- EPC - C
- No Onward Chain
- Secluded Garden
- Wrap Around Garden / Living Room
- Heathland Location
- Oil Fired Central Heating
- Stylish Kitchen / Breakfast Room

# Blackheath, Wenhaston

Situated on the heath at the edge of the popular village of Wenhaston, is this delightful, detached cottage style home. Wenhaston lies about five miles inland from Suffolk's Heritage Coast, Southwold and Walberswick, and is well served by a variety of local amenities including public house; village hall and shop; parish church and primary school. Wenhaston is also situated four miles from the popular market town of Halesworth, served by a good variety of shops; doctors surgery; library; and railway station, offering a service via Ipswich to London Liverpool Street. The surrounding coastline and countryside is a Designated Area of Outstanding Natural Beauty, renowned for its leisure pursuits including birdwatching and the excellent golf clubs of Southwold, Thorpeness, Aldeburgh and Halesworth.



Council Tax Band: E



## DESCRIPTION

Set within Blackheath, a small common land with a small cluster of individual homes, is this three-bedroom detached cottage style home. Accessed via unmade tracks, is a tranquil setting at the edge of Wenhaston, approximately mid-way between the popular market town of Halesworth and the renowned seaside resort of Southwold, allowing access to all the East Suffolk Heritage Coast has to offer. Gorse Cottage dated from 2010 having been built by the present owner, offers spacious and well-planned accommodation, with a large wrap around Garden/Living Room being a particular feature. Set behind hedgerow, a block paved driveway leads via wrought gates to a large garage and continues to the rear of the property. Through an archway is a delightful and secluded courtyard garden, with store attached to the garage. The accommodation, with oil fired central heating, under floor heating to the Garden Room, and double glazing throughout comprises;

## ACCOMMODATION

### ENTRANCE LOBBY

Glazed entrance door to:

### ENTRANCE HALL

Staircase to first floor landing.

### SITTING ROOM

Windows to front and rear elevations. French doors open to:

### WRAP AROUND GARDEN ROOM/DINING ROOM

Vaulted ceiling with roof lights and venetian blinds to all windows. Tiled floor with under floor heating and French doors opening to the rear. Further entrance door and connecting door the Utility & Cloakroom.

## KITCHEN / BREAKFAST ROOM

Comprehensively fitted with stylish range of base and wall cupboards, back lit glazed cupboards and basket draws. Polished stone work surfaces and matching island and breakfast bar. Fitted range cooker and cooker hood. Integrated dishwasher. Windows to front and side elevations. Tiled floor.

## UTILITY ROOM

Work surface with plumbing for washing machine and store cupboards. Window to rear. Tiled floor.

## CLOAKROOM

Suite comprising corner hand basin and W.C. Window to rear.

## FIRST FLOOR

### LANDING

Walk-in airing cupboard.

### BEDROOM

Dormer window to front elevation and window to side elevation.

### ENSUITE

Suite comprising shower cubicle, pedestal hand basin and W.C. Roof lights, floor and wall tiling.

### BEDROOM

Dormer window to front elevation.

### BEDROOM

Window to side elevation.

### BATHROOM

White suite comprising roll top double end bath with central mixer tap and hand held shower. Hand basin with storage below. W.C, floor and wall tiling. Roof light.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains electricity, water and drainage. Oil central heating.

## VIEWING ARRANGEMENT

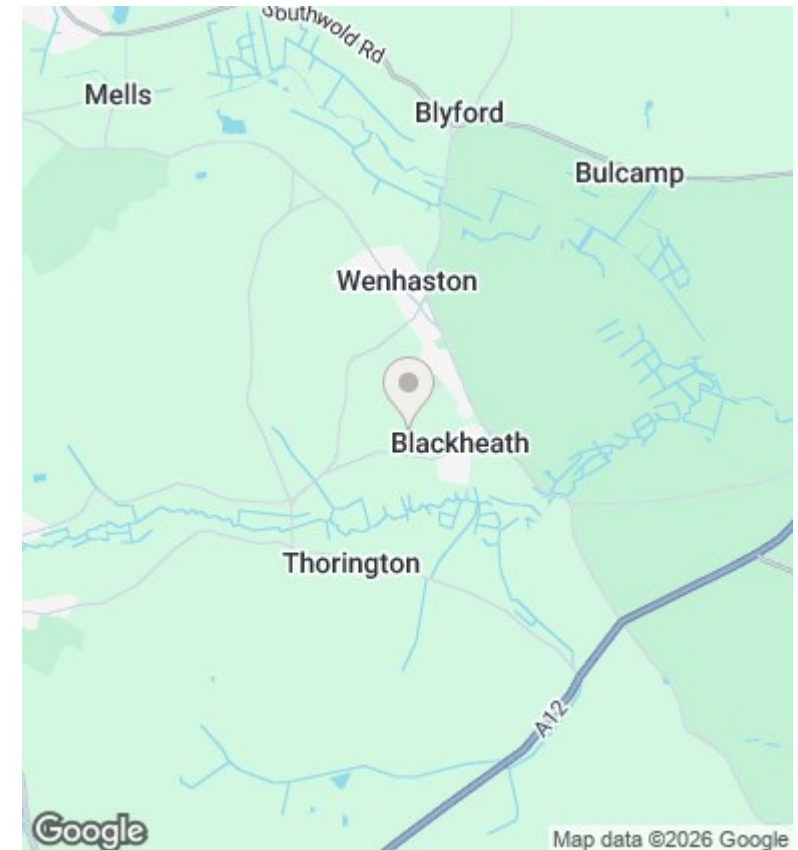
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20593/RDB.

## 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.





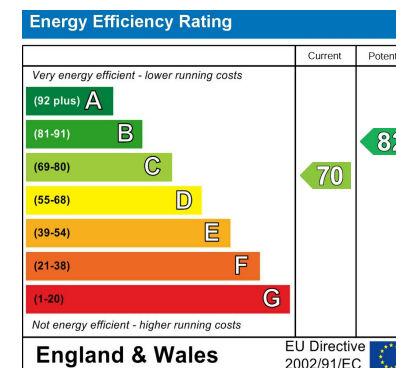


## Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)