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Vicarage Cottage
Chediston, Halesworth, Suffolk

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ESTATE AGENTS



Southwold - 9 Miles

Halesworth - 2 Miles

Norwich - 22 Miles

A Grade II Listed thatched cottage occupying a lovely setting tucked away along a track adjacent to the village church, with two acres of land and planning consent to convert a separate detached outbuilding into a holiday let.

Accommodation comprises briefly:

- * Sitting Room with an Open Fireplace
- * Living Room housing a Multi -Fuel Stove
- * Farmhouse Kitchen/Breakfast Room with Aga
- * Utility Room, Walk-in Larder & Cloakroom
- * Sun Room/Dining Room
- * Three First floor Bedrooms
- * Spacious Landing/Dressing Room
- * En-suite and Family Bathroom
- * Attic Bedroom
- * Wealth of Character with Exposed Timbers and
- * Attractive Antique Sicilian Floor Tiling
- * Separate Single Storey Building with Planning Permission to Convert into a Holiday Let
- * Grounds of Two Acres to include Fenced Paddocks with Animal Shelter, Orchard, Spinney, Summer house and Vegetable Garden
- * Propane Gas Central Heating

Chediston, Halesworth, Suffolk



The Property

This attractive cottage sits in a wonderful quiet setting in the centre of this pretty Suffolk village, adjacent to the church. To the front is a light sun room which the owners use as a formal dining room with a vaulted roof line and underfloor heating. There are two reception rooms both with fireplaces, one houses a wood burning stove. The living room opens into a farmhouse kitchen with an electric Aga and plenty of room for a table and chairs. A door to the rear leads into an excellent walk-in larder with built-in shelving and a work surface, then a utility room with cupboards and work surfaces and this leads into a rear hallway and a cloakroom. On the first floor are three bedrooms the main bedroom enjoys a en-suite bathroom with a roll-top bath and there is a separate shower room. A spacious landing area is fitted with wardrobes and doubles up as a dressing room.



A further staircase leads up to the attic bedroom which has sloping ceilings. The property has a wealth of character with many exposed timbers, attractive ceramic tiling and benefits from double glazing and gas fired central heating.

Gardens and Grounds

The property is accessed along a track past the church and next to 'The Old Church School Room' with cottage gardens to the front and an enclosed courtyard garden to the rear. Adjacent to the house is off road parking and a single storey building of timber construction which measures approximately 60' x 17' and has power and light connected. This has been used as a study and storage and now has planning consent to be converted into a two bedroom holiday let. There are further gardens with grapevine arbor, summerhouse, orchard and a greenhouse. There are three fenced paddocks and an animal stable/field shelter. In total, the grounds to Vicarage Cottage extend to approximately two acres.

Location

The village of Chediston is approximately two miles from the market town of Halesworth. Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Mains water, electricity and Private shared drainage connected. Gas Propane Central Heating

Local Authority

East Suffolk District Council

Tax Band: D

Postcode: IP19 0AT

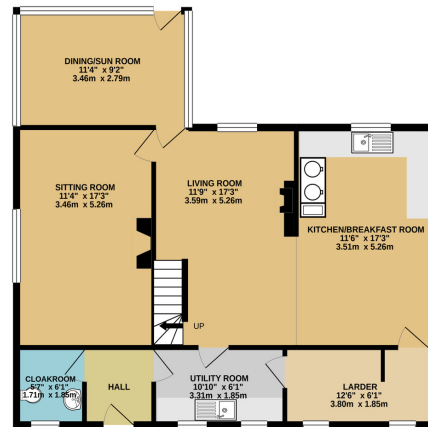
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

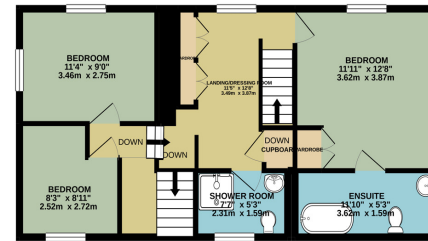
Tenure

Vacant possession of the freehold will be given on completion.

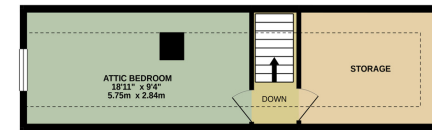
925 sq.ft. (85.9 sq.m.) approx.



602 sq.ft. (55.9 sq.m.) approx.



318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.4 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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Guide Price: £675,000 Freehold

To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HALESWORTH OFFICE

15A Thoroughfare
Halesworth
Suffolk
IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk