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Tutts Cottage, Church Lane,
Wenhaston, Suffolk IP19 9EG

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**MUSKER
McINTYRE**
ESTATE AGENTS

Occupying a good sized plot with ample opportunity to further extend (STPP). This two bedroom semi detached cottage is tucked away in a quiet lane, behind the church in this very popular village and just a short drive to the coast. Offered chain free.

Accommodation comprises briefly:

- Entrance porch
- Pretty light sitting room with a fireplace housing a wood burner
- Large kitchen/diner/family room
- Ground floor 4 piece bathroom
- Two double bedrooms
- Oil fired central heating
- Fully double glazed
- Good sized partly walled garden
- Parking area to the rear
- Brick and flint outbuilding
- Excellent potential to extend (STPP)



Property

Entering via the front porch into the sitting room which benefits from a fireplace housing a wood-burning stove and pine ceiling beams. A lovely light room with double glazed windows to the front and side aspect. To the rear, the Kitchen/dining/family room provides a sociable heart to the home, with the kitchen area fitted with pine display shelving, cupboards and a butler sink. There is also a freestanding cooker, fridge and freezer and a large pine dresser. This room offers a useful living space to sit and enjoy the rear garden with French doors leading out to the garden. After the rear hall is a four-piece family bathroom offering the choice of both a bath and separate shower. Upstairs, there are two double bedrooms, with the primary bedroom having two built-wardrobes and an airing cupboard.







Outside

An attractive low brick wall contains the front and rear garden which runs beside the Drift-way, leading to the bottom of the garden where there is a shingled parking area screened with trellis and climbers. The cottage garden is mainly lawned and planted with shrubs and flower beds. Behind the parking area is a brick and flint store which also houses the oil storage tank. This peaceful garden offers privacy and views to the church tower and the mature greenery of the Old Vicarage garden beyond.

The generous plot provides excellent potential to extend the existing accommodation, subject to the necessary planning consents.

Location

The property is situated in the centre of the very popular village of Wenhaston which lies a short distance inland from the Suffolk Heritage Coast. It has a very good and popular pub, The Star Inn, a shop and enjoys a busy village hall with lots of activities. Southwold and Walberswick are about four miles away. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil central heating. Mains water, electric and sewerage connected.

Energy Rating: E

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 9EG

Tenure

Vacant possession of the freehold will be given upon completion.

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.

Guide price £345,000



To arrange a viewing, please call 01986 888205

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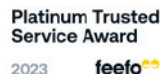
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed 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.



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