



WHITE HOUSE FARM COTTAGE HENSTEAD OFFERS IN THE REGION OF £325,000 FREEHOLD

Grade II Listed Period Property In Need of Refurbishment

Entrance Hall Sitting Room Dining Room Kitchen Inner Hall

Utility Room Bathroom Lobby Shower Room Lean-to

Three First Floor Bedrooms Dressing Room Attic Room

Double Garage Outhouse Enclosed Garden Rural Views

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

White House Farm Cottage is a Grade II listed period property that requires refurbishment to all areas. Wood frame with thatched roof, the property has both character and charm.

The accommodation in brief comprises an entrance hall, sitting room, dining room, kitchen, rear lean-to, utility room, rear lobby, bathroom and shower room.

To the first floor are three bedrooms, a dressing room and stairs that lead to an attic room. There is an enclosed garden, double garage, brick built outhouse and pleasant rural views.

To appreciate the accommodation offered early viewing is strongly advised.

LOCATION

Henstead is a small village located approximately seven miles from the ever popular coastal town of Southwold. The charming town of Southwold offers a vast array of leisure facilities and amenities including High Street shops, restaurants, public houses, Churches, library, dental surgery, award winning Pier, golf and sailing clubs. The surroundings, being part of Suffolk's Area of Outstanding Natural Beauty, are renowned for coastal walks and bird watching.

Pakefield and Beccles are also both in easy reach.

DIRECTIONS

Leave the agents Southwold office and head out of town, over Might's Bridge and into Reydon. Take the second turn to the right into Lowestoft Road and continue for approximately three miles to the village of Wrentham. At the crossroads with the main A12, turn right and head north. After about two miles take a left turn into Benacre Road and proceed for about a mile to the village of Henstead. Take a right turn into Toad Row and continue for approximately 400 metres until meeting an unmade lane on a sharp bend. Turn left into the lane and the property can then be found on the right.

The accommodation in more detail comprises:

ACCOMMODATION

A front entrance door opens to the:-

ENTRANCE HALL

With radiator; wall light point; door to dining room and door to:-

KITCHEN

11ft 1in x 9ft.

3.38m x 2.75m

Windows to front and rear aspects; inset sink; a range of base and wall mounted units; work surfaces and tiled splash backs; breakfast bar; electric cooker space; fridge space; plumbing for dishwasher; serving hatch to dining room; glazed door to rear lean-to lobby.

DINING ROOM

16ft 2in x 15'5in Max.

4.93m x 4.70m

Windows to front and side aspects; feature brick fireplace with timber mantle; exposed ceiling timbers; wall studs; two radiators; wall light points; door to:-

INNER HALL

With stairs to first floor accommodation; under stairs storage cupboard; window to rear; radiator; doors to sitting room, utility room and to:-

BATHROOM

Window to side aspect; a three piece suite in white comprising a panelled bath with electric shower over; vanity style wash basin and low level w.c.; built in shelved airing cupboard with hot water cylinder; radiator; electric towel rail.

UTILITY ROOM

10ft 5in x 8ft 2in.

3.17m x 2.49m

Window to rear aspect; door to rear lean-to; stainless steel sink with mixer tap; base units and wall units; work surfaces; plumbing for washing machine; floor standing electric boiler for heating.

SITTING ROOM

15ft x 14ft.

4.58m x 4.27m

Windows to front and rear aspects; feature brick inglenook fireplace with timber bressumer beam; wall light points; ceiling beams; door to:-

LOBBY

9ft x 8ft.

2.77m x 2.41m

Window to front aspect; door to exterior; ceiling light point; door to:-

SHOWER ROOM

Window to front and side aspect; w.c.; wash basin; corner shower with curtain.

FIRST FLOOR

Stairs from the inner hall lead to the:-

LANDING

Two windows to rear aspect; radiator; stairs to attic room; door to:-

BEDROOM 1

15ft 10in x 14ft 4in.

4.83m x 4.50m

Window to front and window to side aspects; two radiators; ceiling beam; wall studs; wall light point; door to:-

DRESSING ROOM

8ft x 5ft 5in. Sloping ceiling - restricted headroom.

2.43m x 1.65m

Window to side aspect; radiator; door to roof storage space.

BEDROOM 2

11ft 7in x 8ft 10in.

3.54m x 2.70m

Window to front aspect; radiator; built in wardrobe cupboard; ceiling light point.

BEDROOM 3

15ft x 6ft 9in.

4.55m x 2.06m

Window to side aspect; radiator; ceiling light point.

ATTIC ROOM

14ft x 9ft PSC

4.27m x 2.76m

Window to side aspect with lovely views; wood panelled ceiling; floorboards; ceiling light point.

OUTSIDE

There is a small area of grass to the front of the cottage and a driveway which leads to the double garage.

The rear garden is enclosed and mainly lawn with borders containing a wide variety of mixed planting. There is a timber shed, brick built outhouse adjacent to the cottage and an outside water supply.

LOCAL AUTHORITY

East Suffolk Council.

SERVICES

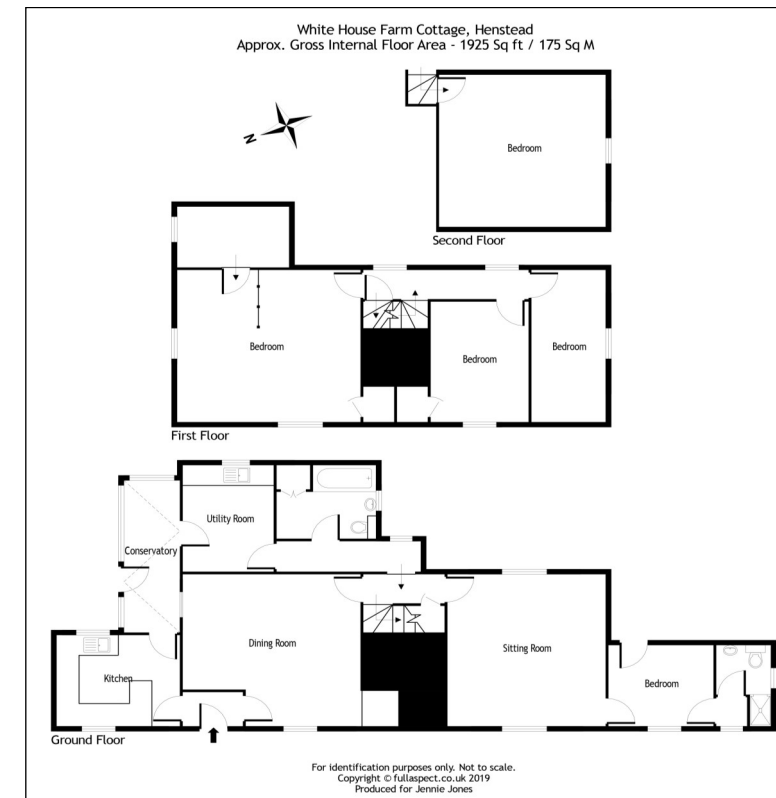
We understand mains electricity and water are connected. Drainage by septic tank.

PSC - denotes part sloping ceiling, measured at 1.5m above floor level in accordance with RICS guidelines.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3948



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office