



SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

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ESTATE AGENTS



TRINITY COTTAGE BLYTHBURGH
GUIDE PRICE £295,000 FREEHOLD

An Ideal Bolt Hole No Chain

Sitting Room/Dining Area Kitchen Utility/Cloakroom

First Floor Bedroom and Shower Room

Garden to Front and Both Sides Off Road Parking

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

Trinity Cottage is a detached period property with character and charm. The cottage has been extensively refurbished in recent months to a high standard and consequently it is in excellent order throughout. Set within a pretty garden the cottage also benefits from off road parking.

The property is currently used as a successful self catering holiday let. Details can be found at:- <https://www.english-country-cottages.co.uk/cottages/trinity-cottage-uk11579>

The accommodation comprises a sitting room with dining area, kitchen and utility/cloakroom. To the first floor is a landing, shower room and door to the bedroom.

There are gardens to the front and both sides of the property.

The cottage could be used for either full time occupation or for a bolt hole, ideally located to explore all that this ever popular area has to offer.

LOCATION

The village of Blythburgh is set in a landscape of 'Outstanding Natural Beauty' with a tidal river, marsh and heath land. The surrounding reed-beds and mud flats attract a wide variety of birds and wildlife. The village is best known for its Church "Holy Trinity" which is internationally known as the Cathedral of the Marshes.

Amenities in Blythburgh include The White Hart Inn, village hall and Church. The popular coastal town of Southwold is just five miles away, Halesworth with it's good shopping facilities is also five miles away and Walberswick, approximately four miles. Minsmere and Dunwich just three miles and the nearest railway station is at Darsham with lines to London Liverpool Street via Ipswich.

DIRECTIONS

Leave the agents Southwold office and proceed out of town taking the A1095 to Blythburgh. At the junction of the A12 turn left towards the village. Take the left fork B1125 just after The White Hart Inn and continue for approximately 200 metres. Turn right into The Street and then the cottage can be found after a short distance on the left.

The accommodation in more detail comprises:

ACCOMMODATION

A front entrance door opens to the:-

SITTING ROOM/DINING AREA

14ft 9in x 10ft 8in.

4.50m x 3.23m

Two windows to front aspect and further window to the side; open fireplace with hearth and timber surround; radiator; under stairs storage cupboard; TV point; telephone point; original brick flooring; stairs to the first floor accommodation; exposed ceiling timbers; recessed ceiling lights; wall mounted central heating controls; door to:-

KITCHEN

9ft 10in x 6ft 10in.

3.00m x 2.10m

Double glazed French doors to the side; Velux roof window; a good range of newly fitted base and wall mounted units; stainless steel sink with mixer tap; built in stainless steel 'Indesit' oven and hob with extractor hood over; work surfaces and splash backs; integrated dishwasher; space for fridge/freezer; radiator; recessed ceiling lights; travertine tiled flooring; door to:-

UTILITY/CLOAKROOM

6ft x 3ft.

1.84m x 0.92m

Sealed unit glazed window to side aspect; low level w.c.; wall mounted wash basin; radiator; worktop; plumbing for washing machine; extractor fan; recessed ceiling lights; ample tiling; ceramic tiled floor.

FIRST FLOOR

Stairs from the sitting room lead to a small landing area which opens to the:-

SHOWER ROOM

7ft 10in x 5ft 9in.

2.40m x 1.76m

Window to front aspect; shower cubicle with wall mounted shower; low level w.c.; wash basin; towel radiator; extractor fan; recessed ceiling lights; built in wardrobe cupboard; wood effect flooring; door to:-

BEDROOM

10ft 9in x 9ft.

3.28m x 2.74m

Window to front aspect; radiator; TV point; recessed lights; two wall light points; loft access hatch; painted floorboards.

OUTSIDE

There is a shingle path which leads to the front entrance door with some inset borders. To one side is a shingle driveway which provides off road parking, willow fencing with a patio behind and inset borders containing a variety of mixed planting. A pedestrian gate at the rear gives access to the street at the rear. To the other side of the cottage is a further garden area which is terraced and mainly shingle for ease of maintenance.

LOCAL AUTHORITY

Suffolk Coastal District Council.

ENERGY PERFORMANCE RATING

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SERVICES

We understand mains water, electricity and drainage are connected. Heating is by oil fired external boiler.

VIEWING

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

REF: 3956

