



SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

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ESTATE AGENTS



**WHITE LION HOUSE HIGH STREET WANGFORD
GUIDE PRICE £599,000 FREEHOLD**

A Substantial Period Property in Need of Some Refurbishment

Entrance Hall Sitting Room Dining Room Study Drawing Room

Kitchen/Breakfast Room Utility Area Scullery Cloakroom Rear Hall Cellar

Six First Floor Bedrooms Two Bathrooms Cloakroom

Large Garden Substantial Brick Outbuilding

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

White Lion House is a substantial family residence that is in need of some refurbishment. It's located in a charming part of the village of Wangford, on the High Street in the heart of this thriving village community.

This prominent property has seen many changes over the years. First called the Red Lion Hotel then the White Lion Hotel. There was a petrol pump in the yard which was used extensively by the Army during World War 2. Also in the front yard a brick office stood near the roadside as the landlord was the road surveyor for the Blyth Rural district Council. There was also a bowling green in the rear garden until the late 1930's. More recently the property has been a family residence.

It's main benefits include light and airy accommodation, delightful views of the Church and it's well maintained grounds. To the rear the house has a large garden with mature trees and hedging and a sizeable outbuilding that could be converted to form an annexe, studio or a holiday let, subject to planning permission.

The internal accommodation comprises an entrance hall, sitting room, dining room, kitchen/breakfast room, study, drawing room and utility room with cloakroom. To the first floor are six bedrooms and two bathrooms. Gas central heating throughout.

The property would be ideal for a large family or could be used as a bed and breakfast business.

Viewing is highly recommended.

LOCATION

Wangford has become increasingly popular over recent years with amenities that include a general store, Church, doctors and veterinary surgeries, two public houses and a busy Community Centre. The village is by-passed by the A12 and located approximately three miles from the ever popular coastal town of Southwold and the Heritage Coast.

The surrounding area is a designated area of outstanding natural beauty renowned for its coastal and country walks.

Not far away are the forest walks of Dunwich and the award winning bird reserve at Minsmere.

The Latitude Festival of music, theatre and literature takes place annually at nearby Henham Park.

DIRECTIONS

Leave the agents Southwold office and proceed out of town taking the right fork—Wangford Road (B1126) passing through Reydon and on towards Wangford. On entering the village past the Farm Shop continue straight on into Church Street. At the end of Church Street turn left into the High Street and the property can then be found after a short distance on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

Front entrance door beneath a storm porch with stained glass panels to each side opens to the:-

ENTRANCE HALL

21ft 9in x 8ft 6in.

6.64m x 2.59m

With radiator; built in cloaks cupboard; further built in storage cupboard; under stairs recess; staircase to first floor accommodation; two ceiling light points; fitted carpet; door to:-

SITTING ROOM

16ft 9in x 14ft 9in.

5.12m x 4.50m

Large sash window to front aspect with views across to the Church; radiator; attractive open fireplace with hearth and surround; wood panelling to dado height; two built in storage cupboards; further built in shelved double cupboard; picture rail; shelving; wall light points; TV point; fitted carpet; two wide arched openings to the dining room and door to kitchen/breakfast room.

DINING ROOM

16ft x 10ft 9in.

4.89m x 3.28m

Sash window overlooking the garden; radiator; wood panelling to dado height; wall light points; door to entrance hall; fitted carpet.

KITCHEN/BREAKFAST ROOM

20ft x 11ft 7in.

6.11m x 3.54m

Large sash window to the front with views of the Church; further window to the rear aspect; 1½ bowl stainless steel sink and mixer tap; a good range of cream coloured base and wall mounted units; peninsula breakfast bar; work surfaces and tiled splash backs; cooker space with extractor hood over; plumbing for dishwasher; fridge/freezer space; radiator; telephone point; door to:-

INNER PASSAGE

With window to side; door to dining room (boarded); door to:-

UTILITY

12ft 2in x 10ft 11in.

3.71m x 3.34m

Windows to each side and door to exterior; stainless steel sink over base unit; wall mounted gas fired boiler for central heating and domestic hot water; plumbing for washing machine; door to:-

REAR LOBBY

With two windows to the rear and door to a cloakroom with toilet.

STUDY

12ft 3in x 7ft 3in.

3.73m x 2.22m

Window to rear; radiator; ceiling light point; shelving; door to a rear porch with door to exterior.

DRAWING ROOM

29ft x 14ft 10in.

8.85m x 4.54m

Window and door to front aspect; two windows to side and French doors to side; open fireplace; two radiators; some wood panelling; ceiling light points.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

Radiator; two ceiling light points; loft access hatch; door to:-

BEDROOM 1

15ft 4in x 15ft 3in.

4.67m x 4.64m

Sash window to front with views over the tree filled churchyard; further sash window to side aspect; open fireplace with surround; radiator; ceiling light point.

BEDROOM 2

13ft 6in x 10ft 1in.

4.12m x 3.09m

Windows to rear overlooking the garden and further window to side; built in wardrobe cupboards; radiator; ceiling light point.

BATHROOM

11ft 4in x 9ft 6in.

3.47m x 2.89m

French doors to rear; a three piece suite comprising panelled bath, wash basin and toilet; original cast fireplace; radiator; ceiling light point.

BEDROOM 3

12ft 11in x 12ft 7in.

3.94m x 3.86m

Window to front with pleasant views; radiator; built in wardrobe cupboard; ceiling light point.

BEDROOM 4

12ft 11in x 11ft 3in.

3.94m x 3.44m

Window to front with pleasant views; radiator; ceiling light point.

BEDROOM 5

8ft 9in x 7ft 7in.

2.68m x 2.31m

Window to side aspect; radiator; built in airing cupboard housing the hot water cylinder; ceiling light point.

INNER LANDING

Loft access hatch with ladder; door to:-

BEDROOM 6

11ft 5in x 7ft 8in.

3.49m x 2.35m

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

BATHROOM

Window to rear aspect; panelled bath; wash basin; radiator; shelved cupboard; ceiling light point.

SEPARATE WC

Window to rear aspect; toilet.

CELLAR

The cellar is accessed from outside at the rear of the property and comprises two dry rooms, one approximately 15ft x 10ft the other 8ft x 8ft.

OUTSIDE

The pretty large garden is enclosed by fencing and hedging and mainly laid to lawn. There are borders containing a wide variety of mature shrubs; wild flower areas; a wildlife pond and some lovely trees, including a walnut and mulberry.

OUTBUILDING

The outbuilding is constructed of brick under a tiled roof and measures approximately 40ft x 16ft. Subject to planning consent it would make a lovely annexe, holiday let or studio.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

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SERVICES

We understand all mains services are connected.

VIEWING

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

REF: 3974

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