



**PILGRIM COTTAGE ST. JAMES STREET DUNWICH**  
**GUIDE PRICE £625,000 FREEHOLD**

Lovely Panoramic Views From The Rear No Onward Chain  
Entrance Hall Sitting Room with Dining Area Kitchen/Breakfast Room  
Inner Hall Ground Floor Double Bedroom Shower Room  
Three First Floor Bedrooms (1 En-suite) Family Bathroom  
Front and Rear Gardens Tandem Double Garage

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

## THE PROPERTY

Pilgrim Cottage is a detached four bedroom property situated in the centre of the village with stunning views from the rear over the marshes to the sea and beyond to Southwold.

The property has been well cared for by the current owners and consequently it is in very good order throughout.

Main benefits include light and airy accommodation, oil fired central heating, flexible living space and a good size rear garden.

The accommodation in brief comprises: an entrance hall, sitting room and dining area with folding doors to the rear garden, a kitchen/breakfast room, shower room and ground floor double bedroom. To the first floor are three further double bedrooms, one with an en-suite shower room and a family bathroom. There is a garden to the front, tandem double garage and large garden to the rear.

The property is currently used as a very successful holiday letting property but would also ideally suit full time occupation.

## LOCATION

Pilgrim Cottage is located within the heart of the village just a short stroll from the beach and the thriving Ship Inn. The area is a designated Area of Outstanding Natural Beauty and provides numerous opportunities for walking on the Suffolk Coastal path towards the RSPB Minsmere Reserve, Walberswick and Southwold as well as Dunwich Heath.

Southwold to the north is approximately nine miles to the north with its wide range of amenities and leisure facilities. Darsham railway station is about four miles to the west and offers services to London Liverpool Street via Ipswich.

## DIRECTIONS

Leave the agents Southwold office and proceed out of town taking the Halesworth Road towards Blythburgh. At the main A12 turn left, heading south. Just after the White Hart public house turn left onto the B1125 and continue for about a mile. Take the second turning to the left B1387 towards Dunwich. When entering the village keep to the left of the Church and Pilgrim Cottage can be found about half way along the street on the left hand side.

The accommodation in more detail comprises:

## ACCOMMODATION

A front entrance door with glazed side panel, beneath a storm porch opens to the:-

### ENTRANCE HALL

With radiator; under stairs storage cupboard; staircase to first floor accommodation; recessed ceiling lights; solid wood flooring; door to:-

### SITTING ROOM/DINING AREA

23ft x 15ft.

7.01m x 4.57m

Two leaded windows to the front aspect; folding doors to the rear overlooking the garden and beyond; two radiators; open fireplace with hearth; three wall light points; two ceiling light points; TV point; telephone point; solid wood flooring; door to:

### KITCHEN/BREAKFAST ROOM

16ft 6in x 11ft 4in.

5.04m x 3.46m

Window to rear aspect with views; 1½ bowl inset sink with mixer tap; a good range of cream coloured base and wall mounted units; work surfaces and tiled splash backs; electric cooker space; fridge/freezer space; plumbing for dish washer; breakfast bar; recessed ceiling lights; built in broom cupboard; base unit housing the oil fired boiler for central heating and domestic hot water; door to exterior; ceramic tiled flooring.

### INNER HALL

Coat hanging space; recessed ceiling lights; fitted carpet; door to:-

### BEDROOM 4

14ft 7in x 11ft 6in.

4.44m x 3.51m

Leaded window to front aspect; radiator; built in wardrobe cupboard; three wall light points; fitted carpet.

### SHOWER ROOM

Window to rear aspect; fully tiled shower cubicle with wall mounted shower; pedestal wash basin; low level toilet; towel radiator; built in cupboard housing the washing machine; ample tiling; recessed ceiling lights; vinyl flooring.

## FIRST FLOOR

Stairs from the entrance hall lead to the:-

### LANDING

With loft access hatch; power point; recessed ceiling light fitted carpet; door to:-

### BEDROOM 1

17ft 6in x 9ft.

5.33m x 2.74m

Leaded window to the front aspect; two radiators; built in airing cupboard housing the hot water cylinder; eaves storage; ceiling light point; fitted carpet; door to:-

### EN-SUITE SHOWERROOM

Window to side aspect; fully tiled shower cubicle with wall mounted shower; pedestal wash basin; low level toilet; towel radiator; shaver socket; recessed ceiling lights; extractor fan; vinyl flooring.

### BEDROOM 2

13ft 8in x 11ft 7in.

4.17m x 3.53m

Window to rear aspect with stunning panoramic views over the marshes to the sea and Southwold beyond; radiator; TV point; ceiling light point; fitted carpet.

### BEDROOM 3

11ft 9in x 9ft 2in.

3.58m x 2.79m

Leaded window to side aspect; radiator; pedestal wash basin with tiled splash back; built in wardrobe cupboard; eaves storage; ceiling light point; fitted carpet.

### BATHROOM

Velux window to front aspect; a three piece suite comprising a panelled bath with shower over; vanity style wash basin; low level toilet; towel radiator; shaver socket; recessed ceiling lights; vinyl flooring.

## OUTSIDE - Front.

The enclosed front garden has a shingle driveway with ample parking space for a number of vehicles. The drive leads to the tandem double garage with power, lighting and a door to the rear. The remainder of the front has borders containing a wide variety of mature plants and shrubs. A path to the side of the property gives access to the rear.

## OUTSIDE - Rear.

The rear garden is fenced to either side and mainly laid to lawn. There are borders containing a good selection of mixed planting, a decked area, paved patio, outside water supply and stunning views over the marshes.

## LOCAL AUTHORITY

Suffolk Coastal District Council.

## SERVICES

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

## ENERGY RATING

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## VIEWING

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

REF: 3985