

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



For Sale By informal Tender
Sealed bids should be received no later than 12.00noon on 17th May 2021.
Bids should be submitted via the prescribed form to the seller's solicitors:
Messrs Pulham and Co
Egmere House, Market Place, Saxmundham,
Suffolk IP17 1AG
or via email as per the form

Merrydown, The Street, Westleton, Suffolk. IP17 3AY

GUIDE PRICE

£895,000

FOR SALE BY INFORMAL TENDER: A unique property at the very heart of Westleton which occupies a large plot thought to extend to about 0.8 acres (subject to survey and measurement). The stylish house, which offers a spacious and contemporary range of accommodation, features a wonderful open plan living room with a double height vaulted ceiling with a gallery above. There are three double first floor bedrooms which are served by a bathroom and en-suite shower room to bedroom one. There is a first floor office which is open to the gallery and this could easily be adapted for use as a fourth bedroom. Bedroom one features a pair of south-facing French windows that overlook the garden. The ground floor comprises a reception hall/dining room; a well proportioned sitting room with a fireplace and wood burner and a kitchen/breakfast room which has a Rayburn Range. There is a useful utility room which links the kitchen to the integral garage. The garage has a radiator and potential for conversion to a ground floor bedroom suite or a home office/workspace. The open plan living room opens out to the garden via French windows. The accommodation is centrally heated by oil-fired radiators and benefits from double glazing. Doorways have been created on both floors at the west end of the house to facilitate access to an extension which was planned but never executed. The south facing garden is a particularly notable feature of Merrydown. Laid to lawn and flanked by established native hedges, the garden has a wide patio, flower borders, established shrubs and mature evergreen and deciduous trees. There is a large fruit cage and plenty of space for a vegetable garden. There are useful outbuildings which include a second single (detached) garage and a workshop which houses the oil-fired boiler. The garden is large enough to accommodate a substantial extension to the existing house; the erection of other buildings or may even offer scope for further residential development; all of which is subject to planning consent. This part of Westleton is on the edge of an area of outstanding natural beauty and lies within walking distance of the common and the stunning nature reserve at RSPB Minsmere, made famous by the BBC programme Spring Watch. There are wonderful local walks and cycle routes along this part of the coast through forest and heathland.

Westleton is an enchanting Suffolk village which has excellent amenities that include two pubs/restaurants and post office stores. There is a garage and a second hand bookshop. The village, which is on the doorstep of RSPB Minsmere and close to the beach at Dunwich, is well known for its lovely village green and there are good farm shops nearby. There is a railway station at the neighbouring village of Darsham. The market town of Saxmundham has a Waitrose and Tesco supermarket together with good local high street shops. The seaside towns of Aldeburgh and Southwold have unspoilt beaches and golf courses. There is sailing on the rivers Blyth, Alde/Ore and Deben. Other local attractions include Snape Maltings which is an internationally renowned music venue and home to the Aldeburgh Festival. There are ancient castles at Orford and Framlingham. There are good farm shops at the neighbouring villages of Darsham and Middleton.

SUMMARY OF THE ACCOMMODATION

Reception Hall/Dining Room 3.72m x 3.70m; Sitting Room 5.56m x 3.68m; Open Plan Living Room 7.45m x 4.63m; Kitchen/Breakfast Room 5.04m x 4.96m; Utility Room 2.15m x 1.87m; Integral Garage/Workspace 5.10m x 3.72m; Galleried Landing; Office/Bedroom Four 2.63m x 2.44m; Bedroom One 5.39m x 3.21m; En-suite Shower Room 2.33m x 1.83m; Bedroom Two 3.73m x 3.46m; Bedroom Three 3.68m x 2.77m; Bathroom 2.65m x 1.85m. Workshop/Boiler House 5.33m x 2.70m Single Garage;

Items depicted in the photographs are not necessarily included in the sale. 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

Ground Floor
Approx. 125.3 sq. metres (1349.2 sq. feet)



First Floor
Approx. 80.3 sq. metres (861.1 sq. feet)



Total area: approx. 205.6 sq. metres (2213.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp

VIEWING

By appointment with Jennie Jones Estate Agents 01728 605511 saxmundham@jennie-jones.com www.jennie-jones.com

LOCAL AUTHORITY

Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

SERVICES

Mains water, electricity, drainage.

EPC -

E











SOUTHWOLD
T: 01502722065
E: southwold@jennie-jones.com

SAXMUNDHAM
T: 01728 605511
E: saxmundham@jennie-jones.com

www.jennie-jones.com