

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Lion Cottage, All Saints South Elmham, Halesworth, Suffolk IP19 0NZ

GUIDE PRICE

£425,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; BATHROOM; SITTING ROOM; DINING ROOM; KITCHEN;
LANDING; TWO DOUBLE BEDROOMS:
ATTRACTIVE COTTAGE GARDENS; OFF ROAD PARKING AND CART LODGE**

THE PROPERTY

This charming and unique cottage occupies the most wonderful rural situation, located down a drive and separated from the road by All Saints Common. The original cottage dates back to the 17th century and has had later additions during the 20th century, the cottage has undergone a thorough programme of updating by the current owners which include new windows, rewiring and the refitting of kitchen and bathroom. Having been maintained in excellent order the property offers a wealth of characteristic features and would seemingly make an excellent full time residence or idyllic country retreat and to appreciate the property earliest viewing is strongly recommended. The property's entrance hall has a fully vaulted ceiling with stairs to the first floor and gives access to the sitting room which has exposed timbers and an inglenook fireplace with logburner and French windows on to the garden. The dining room again has an inglenook fireplace with logburner and further exposed beams. The fitted kitchen has a range of floor units with natural timber worksurface with china sink and there is a built in fridge, washing machine and Belling kitchen range. The ground floor bathroom has a roll top bath with ball and claw feet and a shower mixer tap, a pedestal washbasin and close coupled WC. On the first floor are stripped floors throughout, the landing giving access to two good double bedrooms. At the front of the property is a shingled off road parking area, open fronted cart lodge with space for 2 vehicles and a good sized shed. The good sized pretty and established cottage gardens are a major feature of the property and are laid to lawn with shingled walkways and extensive shrub and flower borders. There is a summerhouse and at the bottom of the garden, a pond.

LOCATION

The hamlet of All Saints South Elmham lies just outside the village of Rumburgh which has a renowned public house - The Buck. More extensive facilities can be found at the market town of Halesworth which is about 4 miles to the south east and which has a pretty and vibrant pedestrianised Thoroughfare (High Street) which has excellent local shops and restaurants. There is a supermarket and a primary school plus a superb arts centre and music venue at The Cut as well as an excellent library. The town has many buildings that date from the sixteenth century, but there is evidence of Roman and Saxon settlement too. Halesworth, which is ideally located for the Heritage Coast and seaside town of Southwold, is also conveniently placed for access to towns like Bungay and Beccles which is, of course, a gateway to The Broads. The town has approx. 44 acres of green space provided for conservation and wildlife. For transport connections the town has a railway station which offers a regular service via Ipswich to London (Liverpool Street) and the main A12 London to Great Yarmouth road is about 5 miles to the east.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND= D

SERVICES: Mains water and electricity are available to the property. Drainage to private system.

VIEWING

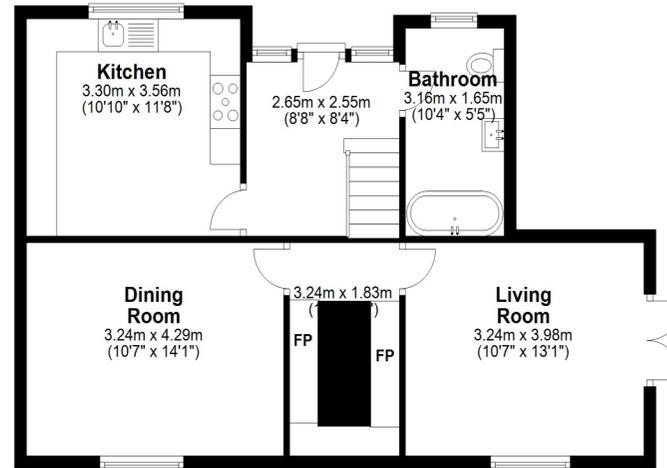
By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM OFFICE(01728) 605511

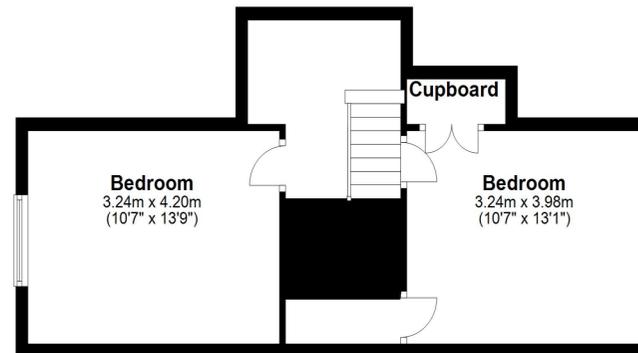
email: saxmundham@jennie-jones.com

EPC RATING = TBC

Ground Floor



First Floor



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









