



*School Cottage, The Street, Heveningham,
Suffolk, IP19 0DZ*



**MUSKIER
MCINTYRE**
ESTATE AGENTS



This semi-detached three bedroom 18th Century cottage boasts plenty of character and original features. Located in the centre of a rural village it enjoys a pretty courtyard and a separate garden area with off-road parking.

Accommodation comprises:

- Entrance hallway
- Ground floor shower room
- Sitting room with high ceiling & wood-burner
- Large dining/family room
- Country style kitchen
- Utility
- 3 double bedrooms
- First floor bathroom
- Attractive courtyard garden
- Separate well stocked garden
- Oil-fired central heating
- Off road parking
- Full of period features such as exposed brickwork and wall and ceiling timbers
- Terracotta tiles and brick flooring on the ground floor
- Offered chain free



The Property

An entrance door to the side of the house opens into a hall, where there is a downstairs shower room. The hallway has terracotta tiled flooring and access to all downstairs accommodation, with attractive oak doors. The sitting room to the front with its high ceiling boasts plenty of exposed timbers and red brick fireplace housing a wood-burning stove. A separate dining room to the rear is again a good size with French doors to the rear courtyard garden. The country style kitchen offers a good range of base units under wooden worktops and include an electric Smeg oven with gas hob, dishwasher and fridge. A door leads off to a utility room with plumbing for a washing machine and stable door to the courtyard. (This area could easily be incorporated into the courtyard to provide more outside space).

Stairs rise from the entrance hall to the first floor landing again with high ceilings. There are three double bedrooms, and the bedroom to the front offers lovely rural views. A large bathroom contains a bath with an attached hand shower. Currently used as a popular holiday home, it would also make a spacious and comfortable full time residence.



Outside

The cottage has a paved rear courtyard garden, which has attractive planting to give a Mediterranean feel, with a fig and eucalyptus tree. Separate from the property is a well planted garden area which can be accessed a short stroll away past the adjoining cottage. A path leads through archways with climbers and well planted flower beds enclosed by mature trees and hedges. There is also a large timber garden store and off road parking.

Location

The property is set in a quiet street in the pretty rural hamlet of Heveningham a short drive from the market town of Halesworth which provides many independent shops. Halesworth has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. The unspoilt heritage coastline of Suffolk, with the lovely beaches of Southwold and Walberswick is a thirty minute drive away.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services - Oil fired central heating
Mains electric, water, sewerage.
EPC Rating: D

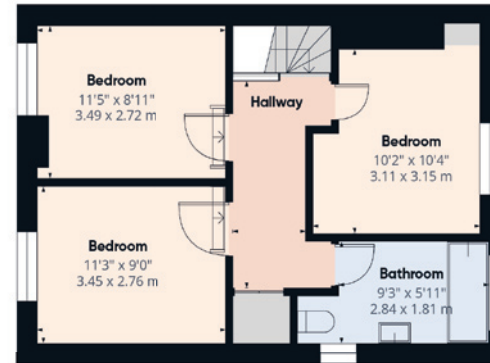
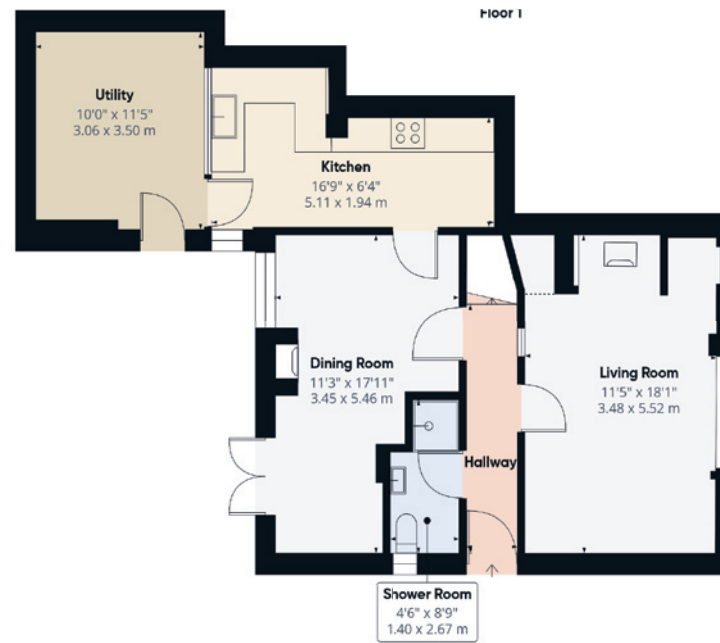
Local Authority: East Suffolk Council
Tax Band: C

Agents Note - This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure - Vacant possession of the freehold will be given upon completion.

Please note that there is some remedial damp prevention work required to the rear walls of the cottage - survey and quotes are available from the agent.

Offers over £300,000



Approximate total area⁽¹⁾
1126 ft²
104.5 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Harleston 01379 882535

Loddon 01508 521110

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH

Tel. 01986 888205
halesworth@muskermcintyre.co.uk