Chartered Surveyors / Estate Agents

Clarke & Simpson









Highfield Cottage, Lymballs Lane, Westleton, Suffolk IP17 3EG

A detached, three bedroom period cottage sitting in grounds of nearly three quarters of an acre, in a pleasant rural location in the parish of Westleton, 3 miles from the sea at Dunwich.

Guide Price £495,000 Freehold

P7828C

Summary

Utility room, kitchen, dining room, sitting room, drawing room, shower room and bathroom.
Three first floor bedrooms.
Off-road parking.
In all, the grounds extend to approximately 0.7 acres.

No forward chain.

Location

Highfield Cottage is situated in a pleasant rural location within the parish of Westleton. The village benefits from a store and Post Office and has two pubs. The Suffolk Heritage Coast itself is easily accessible at nearby Dunwich, as is the internationally renowned RSPB Minsmere Bird Reserve, which has been home in the past to the BBC's Springwatch programme. Westleton itself has an excellent mix of permanent and second homes, and there is an impressive level of community activities in the village. The market town of Saxmundham lies a short drive to the south-west and has a good range of shops on its traditional high street, together with both Waitrose and Tesco supermarkets. Saxmundham railway station lies on the East Suffolk Line, giving services to Ipswich with connections to London's Liverpool Street station. There is also a station at Darsham, which is about 2.5 miles from the property. The world famous Snape Maltings Concert Hall is approximately 7 miles from the property. There is golf and sailing at Aldeburgh, which is approximately 8.5 miles away.

Description

Highfield Cottage is a detached dwelling of predominantly timber frame construction with a brick skin under a tiled roof. The property has been well maintained during the vendors ownership within the last 15 years. It has been re-roofed and many of the hardwood timber frame double glazed windows have been installed. The property has the benefit of having many period features such as exposed beams and inglenook fireplaces, but has the advantage of not being Listed.

A gable end main oak door provides access to the utility room. This has a pamment tile flooring, space and plumbing for a washing machine, tumble dryer and also a fridge freezer. There is a window to the rear of the property. A door opens to the kitchen which is fitted with high and low-level wall units with an integrated dishwasher and electric oven with four ring hob above. There is a one and a half bowl stainless steel sink and granite effect worksurface. A window overlooks the rear of the property. There is a pamment tile flooring and radiator. A door opens to the dining room where there is a brick fireplace with woodburning stove. The room has exposed timbers and a window to the front of the property as well as a store cupboard. A door leads to the snug and a further door opens to the sitting room. This charming, dual aspect room has French doors opening to the garden as well as a window and front door to the exterior. There is a brick fireplace with woodburning stove and fitted bookshelves. One of two sets of stairs rise to the first floor landing and a door opens to an inner lobby where there is access to both the bathroom and shower room. The shower room comprises a WC, handwash basin, large shower and radiator. There is a window with obscured glazing to the rear of the property. Adjacent is the spacious bathroom which has a WC, handwash basin, bath, window to the rear, storage cupboard and radiator. Also on the ground floor is the snug which is dual aspect. There is a window to the front and French doors to the side. The second staircase leads up to bedroom 3. This has a gable end window, a hatch to the roof space and a low-level door to bedroom 2. This double room has windows to the front of the property, a radiator and door to the landing where stairs return to the ground floor and a further door opens to the principal bedroom. This large double has exposed timbers and windows to the side and front.

Outside

The property is approached from the lane via two five bar gates to off-road parking. The garden, which is predominantly laid to grass, surrounds the house. There are two brick buildings along with a covered well and a pond. A pathway leads to a meadow which is fully fenced and contains young trees. This has a further access point onto the lane. In all, the ground extend to approximately 0.7 acres.

























Directions
From the centre of Westleton, proceed north on the B1125 as if going towards Blythburgh. Take the lane on the left, Lymballs Lane, where Highfield Cottage will be found a short way along on the right hand side.

For those using the What3Words app: ///deeds.scoots.narrowest

Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Septic tank (whilst it is understood that the septic tank works in a satisfactory manner, it is unlikely to comply with the 2020 General Binding Rules. Therefore, the buyer may wish to budget to install a new sewage treatment plant and this cost has been taking into account within the guide price). Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

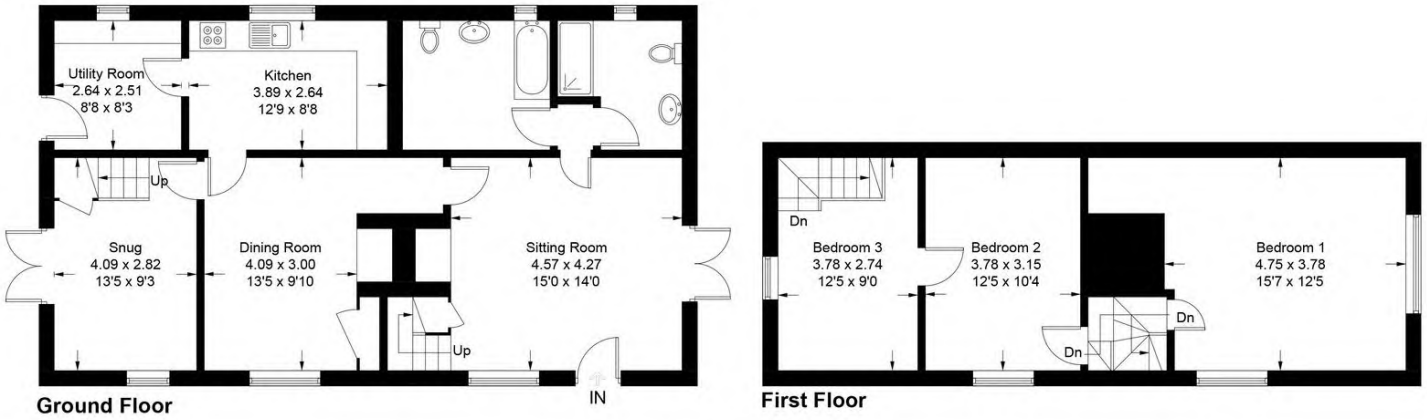
EPC Rating = E (Copy available from the agents upon request).

Council Tax Band D; £2,277.36 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

Highfields, Westleton

Approximate Gross Internal Area = 137.8 sq m / 1483 sq ft



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NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. Whilst a very pleasant rural location interested parties should note that the adjacent land is currently being used for outdoor pigs. The vendor has been informed that the land will be used as such until the Autumn of 2027.

5. The meadow to the east of the cottage was bought by the vendors at a later date and includes a restrictive covenant whereby one cannot construct or install any buildings or structures on the property other than a shed, summerhouse, barn, greenhouse, domestic swimming pool, tennis court or similar structure to be used in conjunction with the occupation of Highfield Cottage as a single residential dwelling. All would be subject to obtaining the normal planning permission.



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