Flick & Son
Coast and Country







Dunwich,

Guide Price £525,000

- Idyllic woodland and pasture setting, accessed via a private unmade track
- Sympathetically extended, blending character features with modern convenience
- Three well-proportioned bedrooms with delightful countryside views
- Walking distance to Dunwich Beach and the renowned Ship Inn
- Spacious dual-aspect sitting room with wood-burning stove and garden access
- Generous gardens, ample parking, outbuildings, and direct access to surrounding footpaths
- Charming former estate cottage with attractive Flemish bond brickwork and pantile roof
- Electric heating and double glazing
- EPC - D

High Street, Saxmundham, Suffolk, IP17 1AB
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Sandy Lane, Dunwich

A property of immense charm and character located with woodland and pasture views at the edge of this historic seaside village of Dunwich, Area of Outstanding Natural Beauty on Suffolk's delightful Heritage Coastline. The house is situated off St James Street close to Church, The Ship pub and to Dunwich beach. The internationally renowned RSPB Minsmere, Dunwich Heath and Dingle Marsh Nature Reserves which epitomise the quietness and serenity of the landscape along this picturesque stretch of Suffolk's unspoilt coastline are all on the 'doorstep' of this charming village, once a port of similar size to 14th century London, sending two members to parliament until the 1832 Reform Act.

3 2 1 D

Council Tax Band:





DESCRIPTION

Set at the end of a quiet, unmade track extending several hundred yards, Walnut Tree Cottage occupies a truly idyllic position surrounded by a beautiful mix of open pasture and mature woodland. This peaceful and unspoilt setting offers a rare sense of seclusion, yet remains remarkably convenient—within walking distance of the renowned Ship Inn and the ever-popular Dunwich Beach, making it an ideal coastal retreat.

One of a pair of charming former estate cottages, the property is constructed in attractive red brick Flemish bond beneath a traditional pitched pantile roof. The cottage displays a wealth of period character, including timber casement windows, white-painted eaves and decorative bargeboards, and substantial chimney stacks that provide a striking architectural focal point.

The accommodation has been thoughtfully and sympathetically extended, blending modern convenience with original charm. The entrance hall, featuring exposed brickwork, vaulted ceiling and a window overlooking the garden, sets the tone for the character within. A well-appointed ground floor shower room adds practicality, while a panel-glazed door leads into the spacious kitchen/breakfast room. This inviting space is fitted with a range of store cupboards, enamel sink, and tiled surrounds, creating a stylish yet traditional feel.

From the kitchen, a latch door opens into a particularly impressive sitting room located at the rear of the property. This beautifully proportioned room enjoys windows to two elevations, allowing for plenty of natural light and offering delightful views over the surrounding gardens. A glazed door provides direct access to the paved terrace, seamlessly connecting indoor and outdoor living. The room is rich in character, featuring a recessed brick fireplace with a painted timber mantel and surround, housing a wood-burning stove set on a stone hearth—ideal for cosy evenings. A brick floor further enhances the cottage's rustic appeal, while a useful storage cupboard adds practicality.

An enclosed staircase rises from the kitchen to the first-floor landing, where charming countryside views can be enjoyed. From here, latch doors lead to three surprisingly well-proportioned bedrooms, each enjoying attractive outlooks across the surrounding woodland and fields. The family bathroom is fitted with a panel bath with electric shower over, basin, and WC, completing the accommodation.

The property benefits from double glazing throughout and is heated via independent electric radiators.

Outside, the property is approached via a generous shingle courtyard providing ample parking and turning space for several vehicles. Along the boundary, a range of small brick stores offers useful external storage. The gardens extend to the side and rear of the cottage and are predominantly laid to lawn, interspersed with paved and timber-edged pathways and a terrace area that wraps around the rear—perfect for outdoor entertaining and enjoying the tranquil surroundings.

At the far end of the garden, a hand gate opens directly onto a network of footpaths, providing immediate access to the surrounding countryside and woodland. This unique feature makes the property especially appealing to those who enjoy walking, nature, and the outdoors.

Walnut Tree Cottage represents a rare opportunity to acquire a quintessential Suffolk cottage in an exceptional coastal setting—offering charm, character, and a lifestyle defined by peace, privacy, and natural beauty.

TENURE
Freehold

OUTGOINGS
Council Tax Band currently deleted (subject to small business rates as run as a holiday let)

SERVICES
Mains water and electricity. Septic tank drainage.

VIEWING ARRANGEMENTS
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20377/RDB.

FIXTURES AND FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.











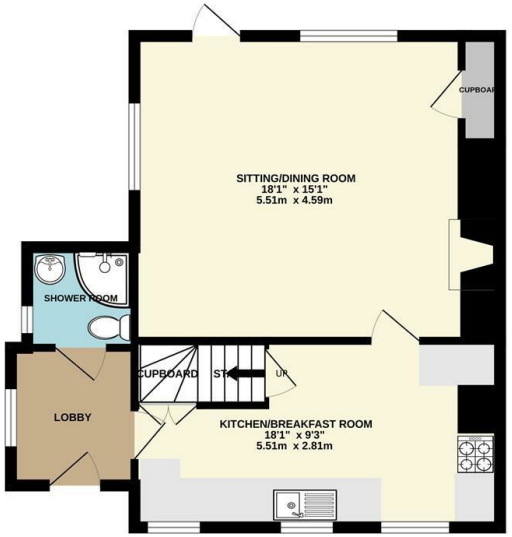




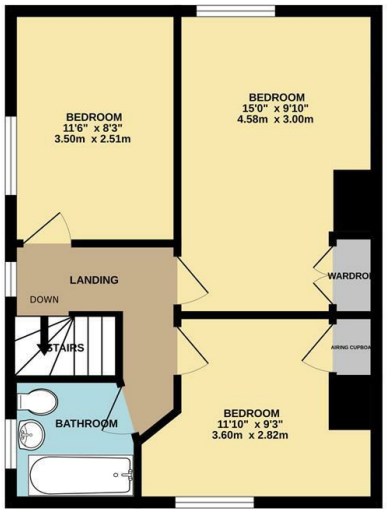




GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.

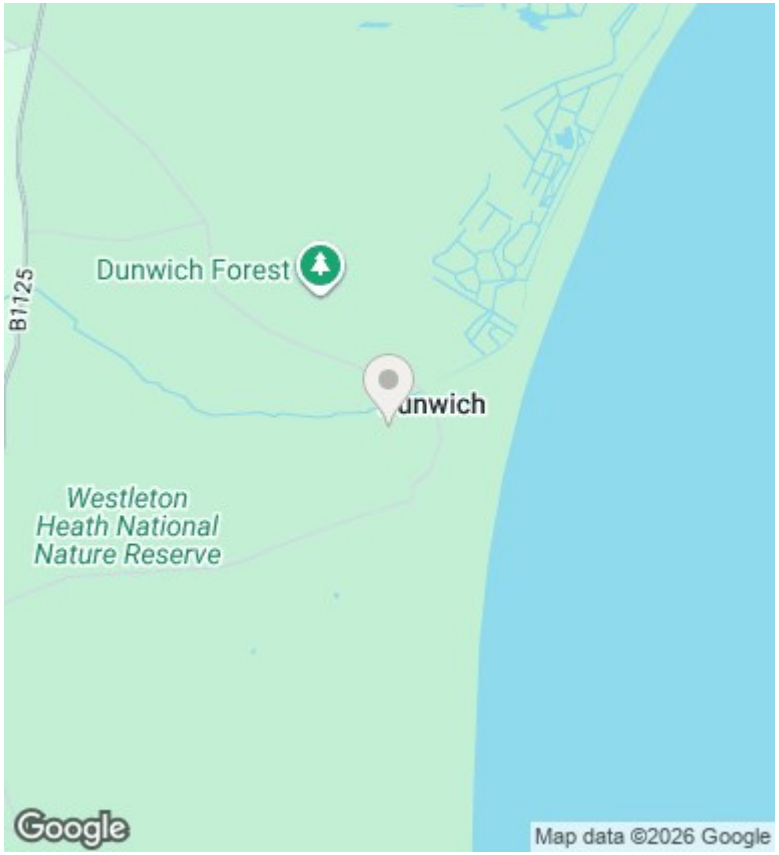


1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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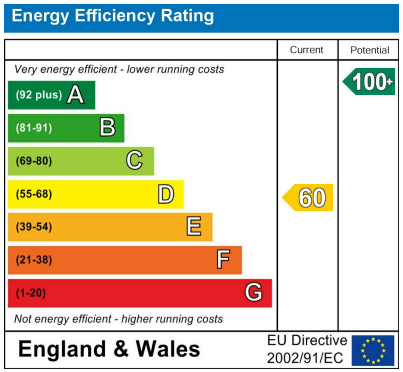


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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