

*A charming, brick and flint period cottage, which has been maintained to a very high standard, located in the centre of the highly regarded village of Westleton, close to Dunwich and Minsmere.*

Guide Price  
£297,500 Freehold  
Ref: P7337/J

Caines Cottage  
The Street  
Westleton  
Suffolk  
IP17 3AA



Sitting room and kitchen/dining room.  
Two first floor bedrooms, one double, one single, and shower room.  
Off-road parking.  
Outbuildings and courtyard garden.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk



## Location

Caines Cottage is set along The Street, in the centre of the highly regarded village of Westleton. This popular East Suffolk village has a thriving community boasting a good range of amenities with a well-stocked village store and post office, the impressive Westleton Crown Hotel and the White Horse public house. The Suffolk Heritage Coast itself is easily accessible at nearby Dunwich, as is the internationally renowned RSPB Minsmere nature reserve, home to the BBC Spring Watch programme.

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. The railway station at Darsham is about 2½ miles and lies on the East Suffolk line, giving access to Ipswich with connections to London's Liverpool Street station. The world famous Snape Maltings Concert Hall and the Britten-Pears Music School can be found at Snape Maltings, which is approximately 7 miles from the property. There is golf and sailing, as well as an abundance of excellent restaurants and shops, at the well known seaside resorts of Southwold and Aldeburgh, which are both approximately 9 miles away.

## Description

Caines Cottage comprises a charming, brick and flint cottage that is located in the centre of the highly regarded village of Westleton, which adjoins the Westleton Heath Nature Reserve and is in close proximity to the coastal village of Dunwich and the Heritage Coast.

The cottage probably originally dates from the late 19th Century, but has been refurbished and maintained to an extremely high standard. In recent years Caines Cottages has been enjoyed as a holiday home, but also served as a successful holiday let - income figures are available on request.

Outside the cottage benefits from off-road parking together with a delightful courtyard garden at the rear with useful outbuilding storage.





## The Accommodation

### *The Cottage*

#### Ground Floor

A wooden front door with central light opens into the

*Sitting Room* 11' x 10'8 (3.35m x 3.25m)

A delightful reception room with large casement window on the front elevation overlooking the shingle driveway and village street. The focal point of the room is the exposed brick fireplace (now sealed) with carved wood surround. Exposed brick flooring, wall light points and fitted shelf. Wall mounted electric panel heater and a ledged and braced wooden sliding door providing access to the



*Kitchen/Breakfast Room* 11' x 8'8 (3.35m x 2.64m)

An extremely well fitted kitchen, having recently been refurbished. Good range of cupboard and drawer units with copper effect handles together with granite effect worksurface over. Bosch hob with matching light and extractor hood over, together with ceramic oven and grill under. Blanco resin sink with copper effect mixer tap and carved drainer to the sides. Integral slimline Bosch dishwasher and Zanussi washing machine. Undercounter Bosch fridge and freezer. Windows and part glazed door providing a good degree of light and access to the courtyard garden. Downlighters, contemporary wall mounted electric panel heater, tiled flooring and staircase rising to the First Floor.





From the Kitchen/Breakfast Room a staircase rises to the

## **First Floor**

### *Landing*

With access to roof space, fitted coat hook, downlighter and doors off to

### *Bedroom One* 10'8 x 9' (3.25m x 2.74m)

A charming double bedroom with casement window on the front elevation overlooking the village street and surrounding roofscape. Electric panel heater, downlighters and built-in wardrobe cupboard.



### *Bedroom Two* 8' x 7' (2.44m x 2.13m)

A single bedroom with window overlooking the courtyard and village green and pond. Electric panel heater and useful high level storage cupboard. Downlighters.



### *Shower Room*

With suite comprising fully tiled shower enclosure, WC and pedestal wash basin with tiled splashback. High level window, downlighters, shaver socket, extractor fan and wall mounted towel rail. Tiled flooring.



### **Outside**

Caines Cottage will be found in the very centre of Westleton and set back from the village street with a shingled parking area and pathway that leads beside the property and to the courtyard garden at the rear.

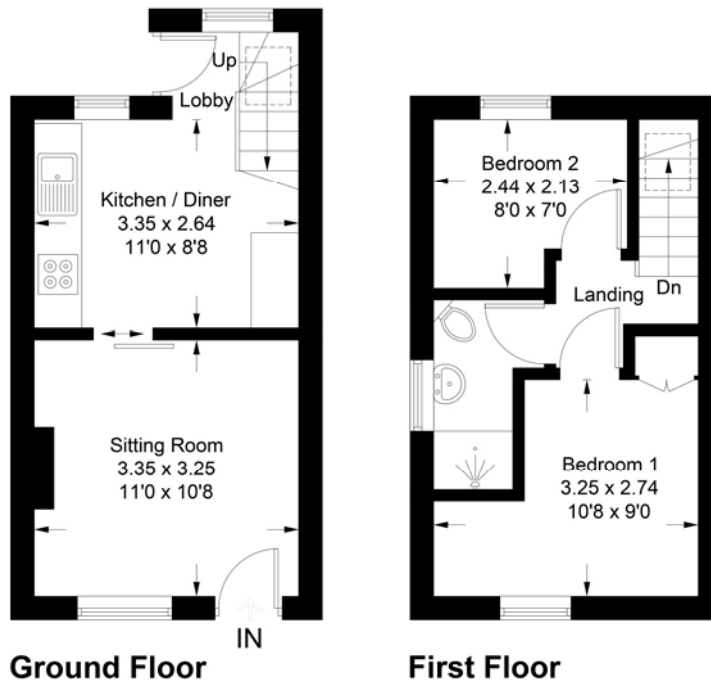
The rear courtyard comprises paved shingle and decked areas, and is fully enclosed within high level brick walling and fence panelling. To the rear of the courtyard are two useful brick and flint storage sheds measuring approximately 3m x 2.9m and 1.47m x 1.17m. Facing in a westerly direction the courtyard enjoys the sun during the latter part of the day.

Note: The neighbouring property, Evergreen, does benefit from a pedestrian right of way beside Caines Cottage, and through the courtyard to access their rear garden.



## Caines Cottage, Westleton

Approximate Gross Internal Area = 42.5 sq m / 457 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity and drainage. Electric panel heaters providing heating together with an immersion heater providing hot water.

*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 (49)

*Council Tax* To be assessed as currently rated for Business Rates.

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

### 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.

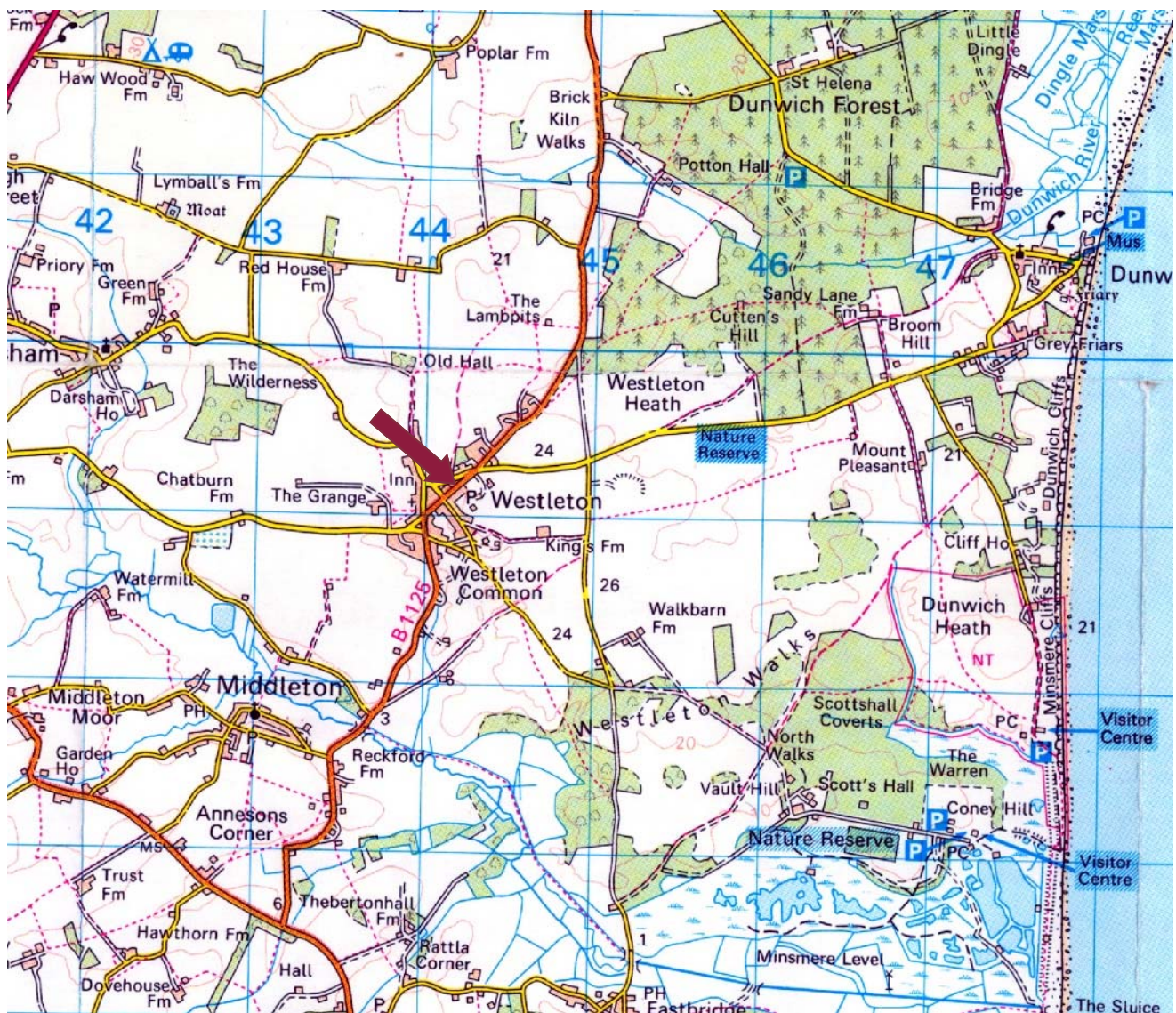
*May 2024*



## Directions

From the A12 headed northbound passing through the village of Yoxford and shortly beyond take your second turning on your right signposted to Westleton and Dunwich (B1127). Continue along this road for approximately 3 miles. As you enter the village bear left onto The Street. Continue along past The Crown and village stores and the property will be situated a short way along on the left hand side.

For those using the What3Words app: /// flotation.shorten.mountain



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.