



BENWRIGHTS  
THE STREET, WALBERSWICK



Situated in the coastal village of Walberswick, this unique home offers an abundance of character as well as versatile accommodation with the desirable addition of a studio/annexe.

**Set back from The Street, you are welcomed into the property via an entrance hall, perfect for coats and shoes. To the rear of the ground floor is a spacious dual aspect sitting room/study space, with two large windows to the rear overlooking the garden and a window to the side, the room is filled with light providing a particularly comfortable space. The kitchen/dining room is a generously sized room with useful addition of a pantry and cosy reading area to the front, providing an ideal space for socialising. Double doors open into a stunning garden room with sliding doors to the garden. The ground floor accommodation is completed with a shower room and dual aspect study/bedroom 3.**

ideal artist's studio or for use as additional living accommodation.

The garden is a particular feature of this property providing a tranquil escape. Landscaped with a mix of trees, shrubs and flowers the garden offers a fantastic outlook from the property and an idyllic space to relax.

Walberswick is a Suffolk Village situated on the heritage coast. This delightful coastal village is a popular holiday destination for those who wish to experience Walberswick's unspoiled dunes, its beach and its charm. You will find tea rooms, two public houses, a village shop, original crafts and gift shops and more.

The neighbouring town of Southwold provides further amenities and coastal attractions. Situated a short drive from the A12 and therefore offers good transport links by both road and rail with a train station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

Stairs rise from the entrance hall to the first floor landing. There are two double bedrooms on the first floor and a family bathroom. The principal bedroom boasts a large dressing space, ideal for wardrobes.

Outside there is a detached studio which is filled with light via double doors and skylights. This includes a wet room with WC and worktop areas with sink. This would make an







### SERVICES

Mains water, drainage and electricity is connected. Oil Fired Central Heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Southwold Office.

### LOCAL AUTHORITY

East Suffolk Council.

### DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management – please contact the

team directly on 01379 646603.





STUNNING  
GARDEN

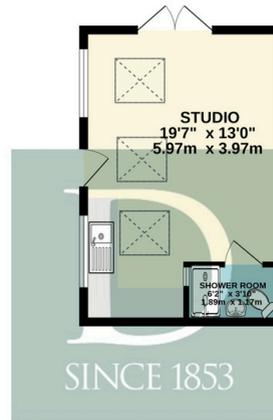
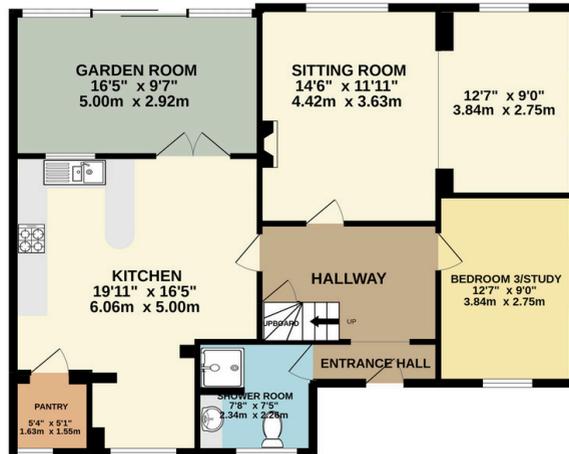




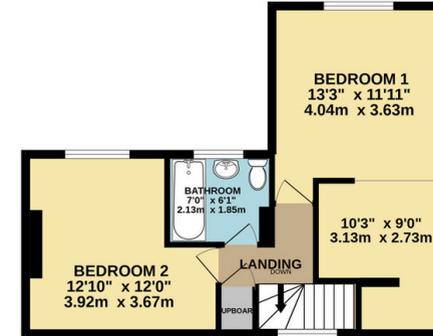
Benwright

## FLOOR PLAN

GROUND FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1721 sq.ft. (159.9 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.  
Made with Metropix ©2022

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 98 High Street, Southwold,  
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**