



2, CORN HILL WENHASTON,
HALESWORTH, IP19 9BW



2 Corn Hill is a detached three bedroom bungalow, sat in a quiet cul de sac in the popular village location of Wenhaston, with off road parking, garden and garage. Offered chain free and ready to move in to, this bungalow is one to view!

Upon entering through the front door, you arrive in the porch. The porch flooring has been thoughtfully raised to enhance accessibility. From here, you proceed into the entrance hallway. To the right is the dual-aspect living room, featuring a large uPVC double-glazed window to the front, sliding patio doors opening to the rear garden, and a charming wood-burning stove, perfect for creating a cosy atmosphere. Continuing from the hallway, you enter the kitchen/breakfast room, which offers a good range of wall and base units, space for appliances, and an integrated electric oven and hob. A wood-framed double-glazed window provides natural light, and a door leads to the rear uPVC porch, which opens directly onto the garden. The hallway also includes a storage cupboard and a shelved airing cupboard housing the water tank. Accommodation: Bedroom 3: A comfortable double room currently used as a dining room, overlooking the rear garden. Family Bathroom: Fitted with a bath and shower attachment, toilet, and wash basin. This room was redecorated in February 2025. Bedroom 2: A double room with a fitted wardrobe, enjoying a front aspect. Bedroom 1 (Master Bedroom): A generous double room positioned at the front of the property, featuring an en-suite shower room (shower, toilet, and basin), which would benefit from modernisation. Outside: The property offers off-road parking on a brick-weave driveway to the front. The wrap around garden includes a patio area, pond, lawn, and mature flower beds, with the oil tank discreetly screened by trellising. From the rear garden, access is available to the boiler room, and the converted garage, currently used as a home office. The office is equipped with power and a window to the front.

SERVICES - Oil fired central heating, the boiler is located in the boiler room next to the garage and was last serviced in January 2025 and the next service is scheduled in. Mains electricity, water and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – D

EPC – D

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872553.

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.

VENDORS NOTES – Please note, probate is required and is in process with the solicitors. The chimney was last swept in November 2025.



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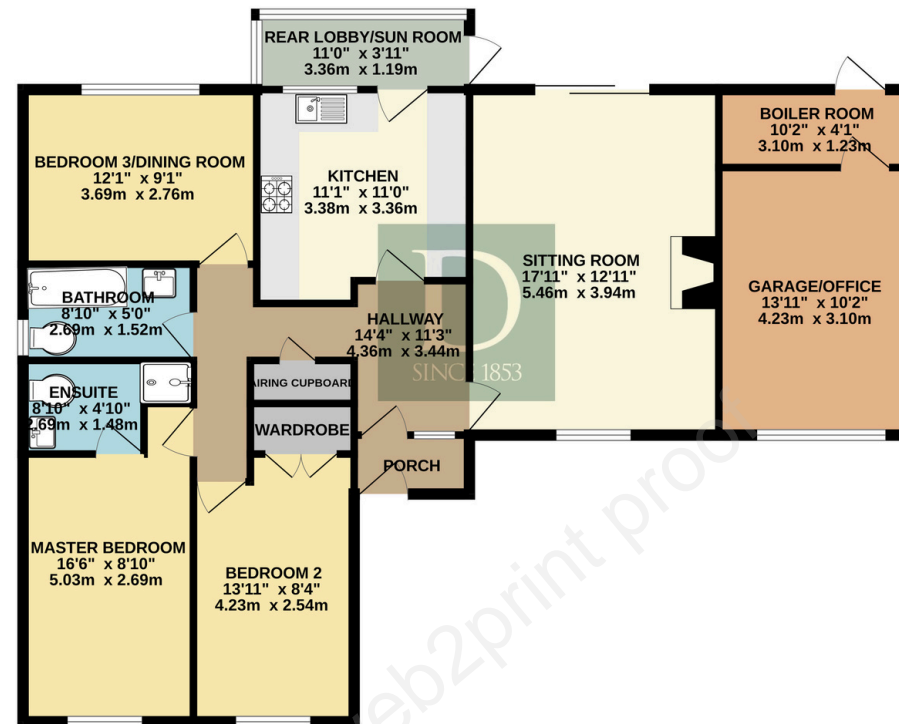
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FLOOR PLAN

GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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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CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : **halesworth@durrants.com**

