

2 Barnes Cottage

Sotterley Road Willingham St. Mary, Beccles, NR34 8DJ





A Characterful Cottage with Plenty of Potential situated in the popular village of Sotterley

Situated in the charming village of Sotterley, this delightful mid-terrace cottage offers a wonderful opportunity for buyers looking for a property with character, charm and the potential to create something truly special.

In need of renovation and modernisation, the cottage provides an exciting blank canvas for someone wishing to put their own stamp on a home, blending its existing character features with contemporary style and comforts.

The accommodation includes an entrance hallway, ground floor cloakroom/WC, kitchen and good size sitting room with exposed beams and feature fireplace. Stairs lead to the first-floor where there are two bedrooms and a family bathroom.

Outside, the property benefits from both good size front and rear gardens, an ideal space with potential to create attractive areas for relaxing, entertaining or gardening.

Set in a popular village, the property is ideally located with excellent access to both Southwold and Beccles, making it perfect for those who enjoy both country living and access to the coast and nearby towns. The surrounding countryside offers an abundance of scenic walking routes, ideal for outdoor enthusiasts.

SERVICES

Mains water, drainage and electricity. Wood burner and back burner heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

EPC- E

LOCAL AUTHORITY

East Suffolk Council. Band A

2 1 1







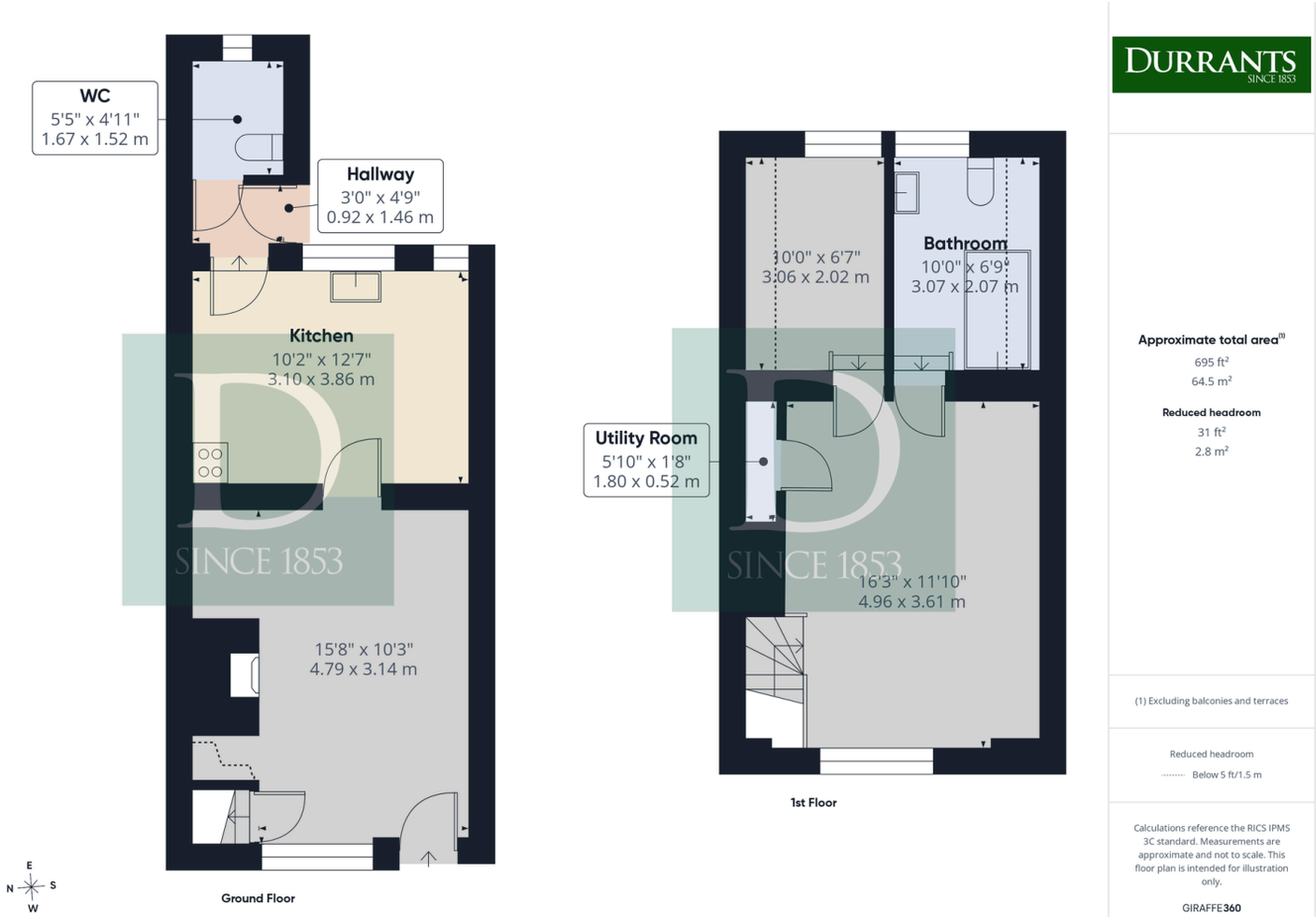






NO ONWARD CHAIN

Floor Plan



DURRANTS SINCE 1853

Approximate total area(1)

695 ft²
64.5 m²

Reduced headroom

31 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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