

Pottery Cottage

The Hills, Uggeshall, Beccles, NR34 8EN





This detached three-bedroom home offers a wonderful opportunity for prospective purchasers to create a property perfectly suited to their own tastes and requirements.

Approached via an unadopted track, the property enjoys a degree of privacy rarely found with village homes. The accommodation begins with an entrance hall, with stairs rising to the first floor, and leads into two well-proportioned reception rooms, providing flexible living and dining space. To the rear, the kitchen enjoys an outlook over the garden and glorious views across open farmland, whilst a useful side hall provides access to a ground floor cloakroom.

The first floor provides three bedrooms together with a family bathroom, offering comfortable accommodation with scope for modernisation and improvement.

Outside, a private driveway leads from the unadopted track to the property and provides access to a particularly useful outbuilding incorporating a garage and additional store rooms. The garden itself offers a blank canvas, presenting an exciting opportunity for purchasers to create their own outdoor space, whether that be for entertaining, gardening or simply enjoying the peaceful surroundings.

Pottery Cottage is a property full of potential. Whilst requiring updating and improvement, it provides an increasingly rare opportunity to acquire a detached home in a tucked-away village setting, with generous scope to put your own stamp on the property and create a home to suit your individual style and needs.

TENURE

Freehold

SERVICES

Mains Water and Electricity are connected, private drainage and Calor gas tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

East Suffolk Council. Band D

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

EPC

Band F

2 3 1













RURAL
LOCATION











Floor Plan



DURRANTS SINCE 1853

Approximate total area(1)

1624 ft²

151 m²

Reduced headroom

13 ft²

1.2 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.

GIRAFFE360

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

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CONTACT US

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