

£450,000
Asking Price



Chenerys Cottage

Weston, NR34 7XH

- Cottage-style sitting room with wood burner and original exposed beam
- Open-plan kitchen/diner with integrated appliances and bifold doors
- Total of 3 bedrooms and two modern shower rooms
- Separate annex with kitchen, bedroom, shower room, and sitting area
- Landscaped south-west facing garden with gated access to footpath
- Large double timber cart shed
- Oak-framed outhouse suitable for storage, bar, or hot tub
- Oil heating system with new radiators, boiler, and windows
- Stoned driveway with double and single gated access
- Additional outbuildings including garden shed and oil tank access

**PAUL
HUBBARD**



Location

Nestled in the peaceful Suffolk countryside, Weston offers a tranquil rural setting surrounded by open farmland, gentle rolling fields, and scenic pastures. Despite its quiet, village atmosphere, the area is just a short drive from the market town of Beccles, providing easy access to shops, schools, and local amenities. With historic churches, charming period properties, and a strong sense of community, this location combines the serenity of country living with convenient connections to the wider region.

Main House: Sitting Room

4.7 x 3.9

Composite entrance door, dual aspect double glazed windows with fitted Roman blinds, porcelain ceramic tile flooring, Victorian style cast iron radiator, cupboard housing consumer unit (new 2024), wood burner, feature exposed brick fireplace, original 1800's beam and a doorway opening with decorative brickwork leads into the kitchen/ diner.



Main House: Kitchen/ Diner

5.3 max x 4.9 max

The kitchen/ diner is open plan and has been thoughtfully extended and knocked through to create a harmonious, spacious and sociable living area.

Main House: Kitchen

Porcelain ceramic tile flooring, UPVC double glazed window to the side aspect, spotlights, units above & below, oak work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, 5 ring gas hob, remote control Luxeair extractor hood, built-in double oven, integrated fridge-freezer, dishwasher & washing machine, feature beam, stairs leading to the first floor landing and an opening leading through to the dining room.

Main House: Dining Room

Porcelain ceramic tile flooring, UPVC double glazed floor to ceiling window to the side aspect, spotlights, LED mood lighting, space for a table & chairs plus living space, x2 Victorian style radiators, bifold doors open to the garden and an oak door opens into the pantry.



Main House: Pantry

Porcelain ceramic tile flooring, fitted floor to ceiling storage units and an oak door opens into the cloakroom.

Main House: Cloakroom

Porcelain ceramic tile flooring, UPVC double glazed window to the rear aspect, Victorian style radiator, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap and tile splash backs.

Stairs leading to the First Floor Landing

Oak stairs with decorative tile kickboards, radiator, loft access hatch and doors opening to the shower room, storage cupboard & bedrooms 1-2.

Main House: Bedroom 1

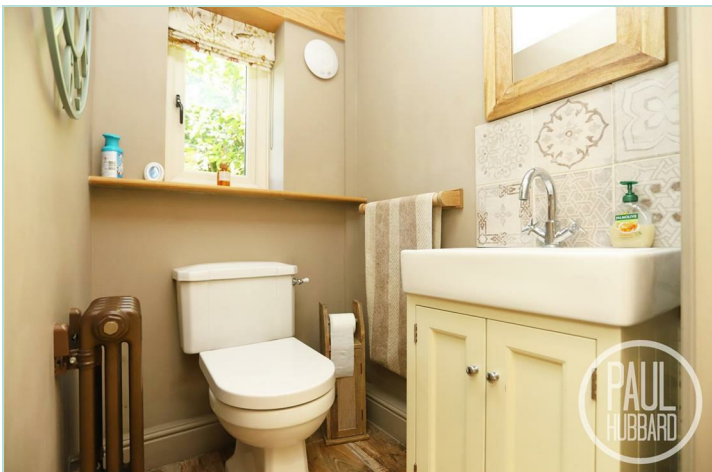
2.97 max x 4.61 max

UPVC double glazed windows to the front and side aspect, LVT flooring throughout, a radiator and a built in wardrobe.

Main House: Bedroom 2

3.07 x 2.26

UPVC double glazed window to the side aspects, LVT flooring, radiator and fitted wardrobes.





Main House: Shower Room

UPVC double glazed window to the side aspect, decorative tile flooring, part-tiled walls, wash basin set into a vanity unit with a mixer tap, toilet, walk-in rainfall shower and a radiator.

Outside

To the front of the property, electric double gates provide vehicular access, together with a separate pedestrian gate, both which open onto the spacious shingle driveway. The frontage is fully enclosed and benefits from a welcoming storm porch, which frames the front door and enhances the property's charming cottage appeal and a spacious double cart shed, offering excellent parking and storage. From here, additional gated access leads to a garden shed and the annexe.

At the rear, the beautifully landscaped south-west-facing garden is a gardener's dream, featuring an artificial lawn, attractive decorative brickwork, and well-stocked borders filled with plants, shrubs, and bark, all enhanced by feature lighting set within the planting beds. The space is enclosed by panel fencing with fitted lights and includes high quality Indian sandstone paving and space for a greenhouse, providing both style and functionality. UPVC French doors open directly into the annexe. The oil boiler forms part of the recently installed heating system. Gated rear access leads onto a public footpath, offering scenic woodland walks right from the doorstep.

Annexe: Sitting Room

3.63 x 2.79

UPVC double glazed windows to the rear aspect, laminate flooring throughout, French doors to the side aspect, electric radiators and an opening leads into the kitchen.

Annexe: Kitchen

3.1 max x 1.4 max

Sky light, laminate flooring, base units, laminate work surfaces, sink with drainer with mixer tap, space for a fridge/ freezer and doors opening to the shower room and bedroom.

Annexe: Bedroom

3.5 x 2.8

UPVC double glazed window to the rear aspect, laminate flooring, built-in wardrobes, a storage cupboard and an electric radiator.

Annexe: Shower Room

Sky light, tile flooring, wash basin set into a vanity unit with a , toilet, shower set within a glass cubicle and a heated towel rail.

Outhouse

4.07m x 2.33m

An oak-framed outhouse, perfect for storage or use as a bar area, offers sheltered seating and includes a fuse board, lights, sockets, and a ceiling fan with a light.

Oak Cart Shed

5.67m x 5.46m

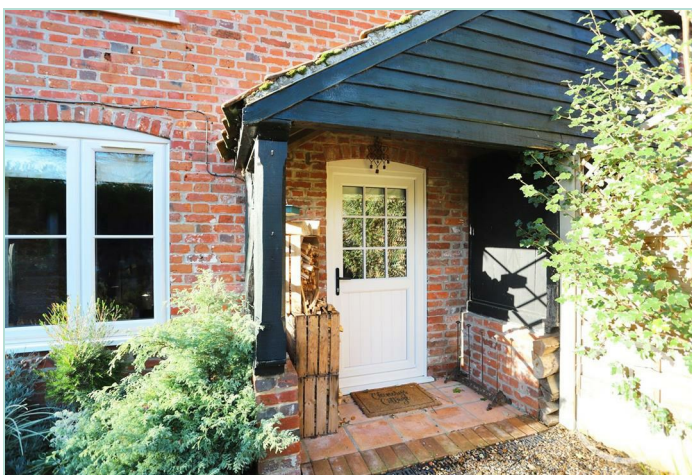
A spacious double oak cart shed offering parking for two vehicles, complete with light and power, useful roof storage, and an open front design.

Financial Services

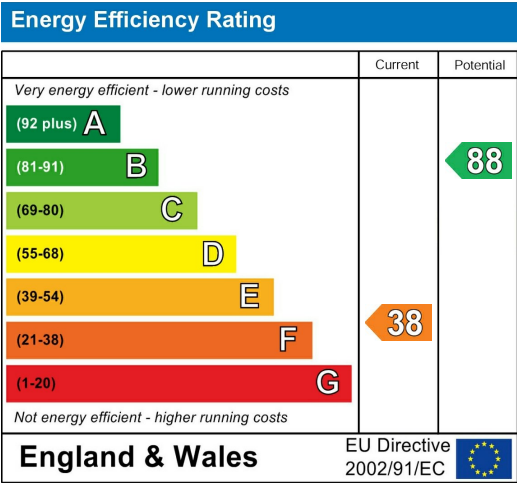
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Tenure: Freehold
 Council Tax Band: C
 EPC Rating: F
 Local Authority: East Suffolk Council



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