



Charming cottage in a sought after coastal village

5 Long Row, Dunwich, Suffolk, IP17 3DN

Freehold

savills

2 Bedrooms • Bathroom • Sitting Room • Kitchen/
Dining Room • Bicycle Store • Wood Store • Front &
Rear Gardens • Close to the Beach

Local information

5 Long Row is situated on the edge of the coastal and sought after village of Dunwich down a quiet private road. The village benefits from its close proximity to the beach and there are fine walks within the area both up the coast towards Walberswick and Southwold, down the coast towards Thorpeness and Aldeburgh, on the surrounding marshes and heath and further south over Minsmere bird sanctuary.

The village has a local pub, two excellent cafes, a museum and nearby Westleton village has two pubs, a garage and a village shop. Darsham railway station lies about 6 miles to the west and provides services via Ipswich to London's Liverpool Street station.

About this property

5 Long Row is a particularly attractive and charming period cottage constructed from mellow red brick under pitched pan tiled roofs set in a wonderful location on the Suffolk Heritage Coast. The cottage has great period character with a well-proportioned and spacious sitting room with an open fireplace fitted with a wood burning stove, exposed brick and pamment floors, exposed beams and wonderful leaded light windows.

The kitchen/dining room is spacious and light and bright with doors opening out to the gardens. The gardens of the cottage lie to both the front and rear of the house with lawns and

mature shrubs. There are wonderful walks directly from the house through the neighbouring woodland to the beach as well as to Minsmere, Dunwich Heath and Dunwich Forest. The surrounding countryside has abundant wildlife and Minsmere in particular is highly sought after bird reserve. Outside the property and beyond the garden lies a former garage that has been converted into a bicycle store / storage room and wood store.

Tenure

Freehold

Local Authority

East Suffolk DC

EPC rating = G

Viewing

Strictly by appointment with Savills

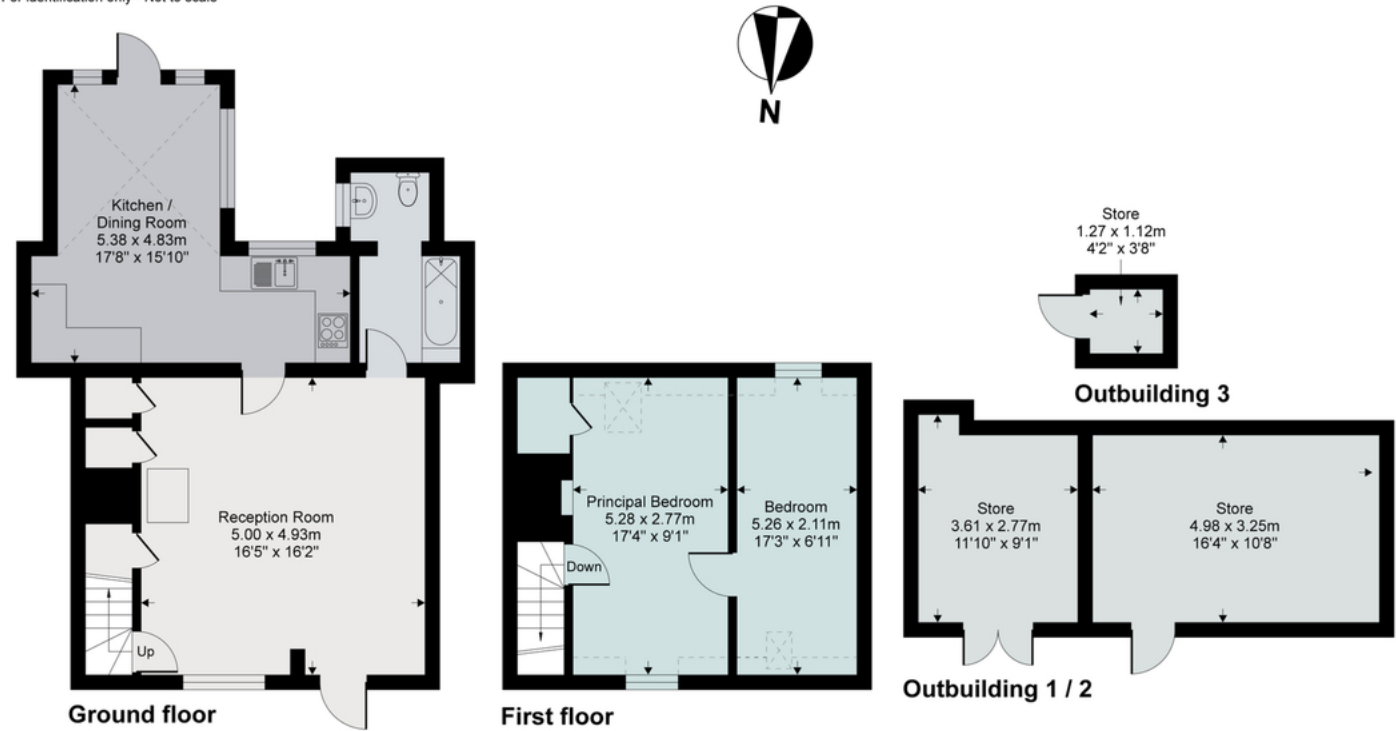




Dunwich, Saxmundham, IP17 3DN

Approximate Area = 904 sq ft / 84 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Outbuildings = 289 sq ft / 26.8 sq m
Total = 1220 sq ft / 113.3 sq m
For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 787339

Important notice: Savills, their clients and any joint agents 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 and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12021181 Job ID: 155524 User initials: PO

