



Rear elevation

Clay Cottage,
Mill Lane,
Barnby,
NR34 7PX

Guide Price: £395,000





- Character cottage
- Flexible use of ground floor accommodation
- Overall plot around 0.4 acre
- Kitchen with AGA
- Long gravel area with timber garage
- Good degree of privacy
- Gas central heating
- No onward chain

Location

The cottage is found within the picturesque East Suffolk village of Barnby, just a stone's throw to its neighbouring village of North Cove. The village benefits from a primary school (shared with North Cove), garden nursery and cafe and other local businesses. The pretty market town of Beccles is just 3 miles to the west, whilst the larger, coastal town of Lowestoft is 5 miles to the east. Lowestoft offers a wide range of shops, supermarkets and general 'day to day' amenities.





The property

Offering an impressive 1600 sq. ft. of accommodation, the cottage offers two main first floor bedrooms, with plenty of flexibility in its ground floor space to utilise one of the reception rooms as a bedroom and possible scope, with further building investigation, to even create a further bedroom at the far end of the property. Clay cottage boasts a cosy front sitting room with feature fireplace, spacious reception rooms and a decent size kitchen with AGA. Whilst the cottage has clearly been looked after during its ownership, various aspects of the property now require updating.

Outside

The cottage offers much more than you would expect from its front aspect. Double gates to the side open to a long gravel driveway which lead down to a timber garage. The plot totals around 0.4 acre and comprises mature shrubs, trees and bamboo bordering to the lower end of the garden. The bottom section of garden has recently undergone extensive clearing, at time of listing.

Agents note: The kerb leading to the gravel area and double gates has not been dropped.

Services

Mains water, electricity and drainage are connected.

Viewing

By appointment with TW Gaze

How to get there

What3words: [obliging.curated.restore](https://www.what3words.com/obliging.curated.restore)

Freehold

Council Tax: B (Subject to potential re-banding)

Ref: 2/19324/RM

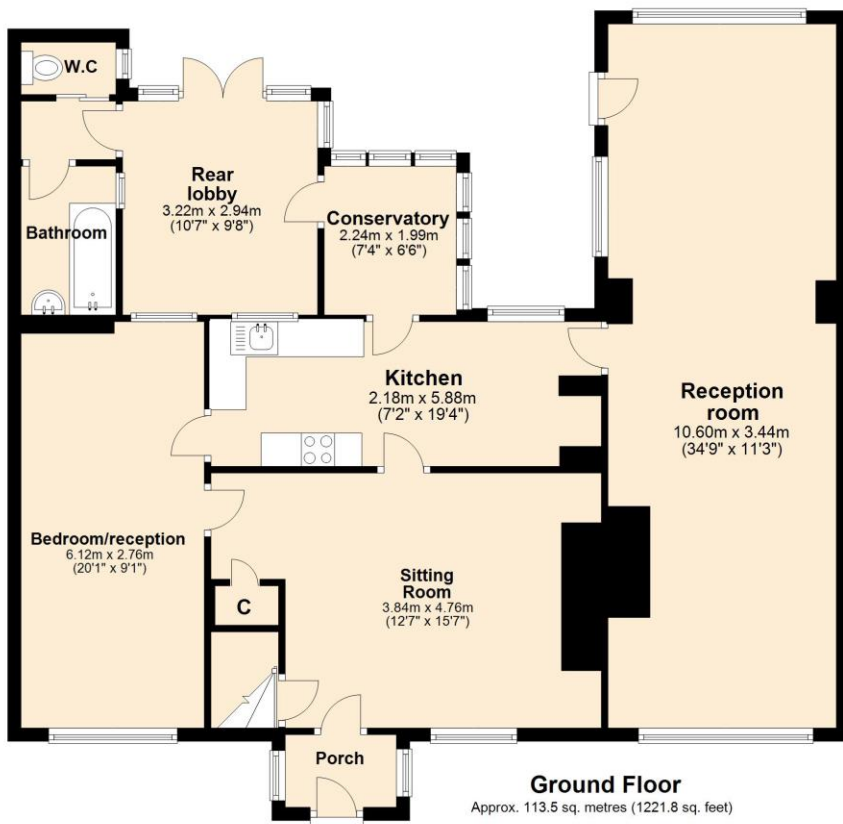
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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Total area: approx. 150.3 sq. metres (1617.9 sq. feet)

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