



LAMB & CO

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Inspired by property, driven by passion.



HIGH STREET, THORPE-LE-SOKEN, CO16 0DY

PRICE £270,000

Located in the heart of the popular village of Thorpe-Le-Soken, this deceptively spacious detached cottage dating back to the 18th century. The property comes with an adjoining commercial property previously used as a workshop. The cottage also benefits from a pleasant rear garden and off-road parking to rear and being offered with no onward chain.

- Three Bedrooms
- Three Reception Areas
- Adjoining Workshop/Commercial Premises
- Central Village Location
- Off-Road Parking
- EPC E

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LIVING ROOM

11'4" x 10'5" (3.45m x 3.18m)



BEDROOM TWO

9'10" x 10'5" (3.00m x 3.18m)



DINING ROOM

9'5" x 13'0" (2.87m x 3.96m)



KITCHEN

9'1" x 11'9" (2.77m x 3.58m)



STORAGE

SITTING ROOM

9'3" x 9'10" (2.82m x 3.00m)



BEDROOM THREE

9'6" x 9'7" (2.90m x 2.92m)



CONSERVATORY

9'0" x 6'0" (2.74m x 1.83m)



BATHROOM

6'4" x 6'0" (1.93m x 1.83m)



BEDROOM ONE

13'3" x 10'8" (4.04m x 3.25m)



OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: C

Heating: GCH

Services: Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Low

Rivers & Sea - Very low

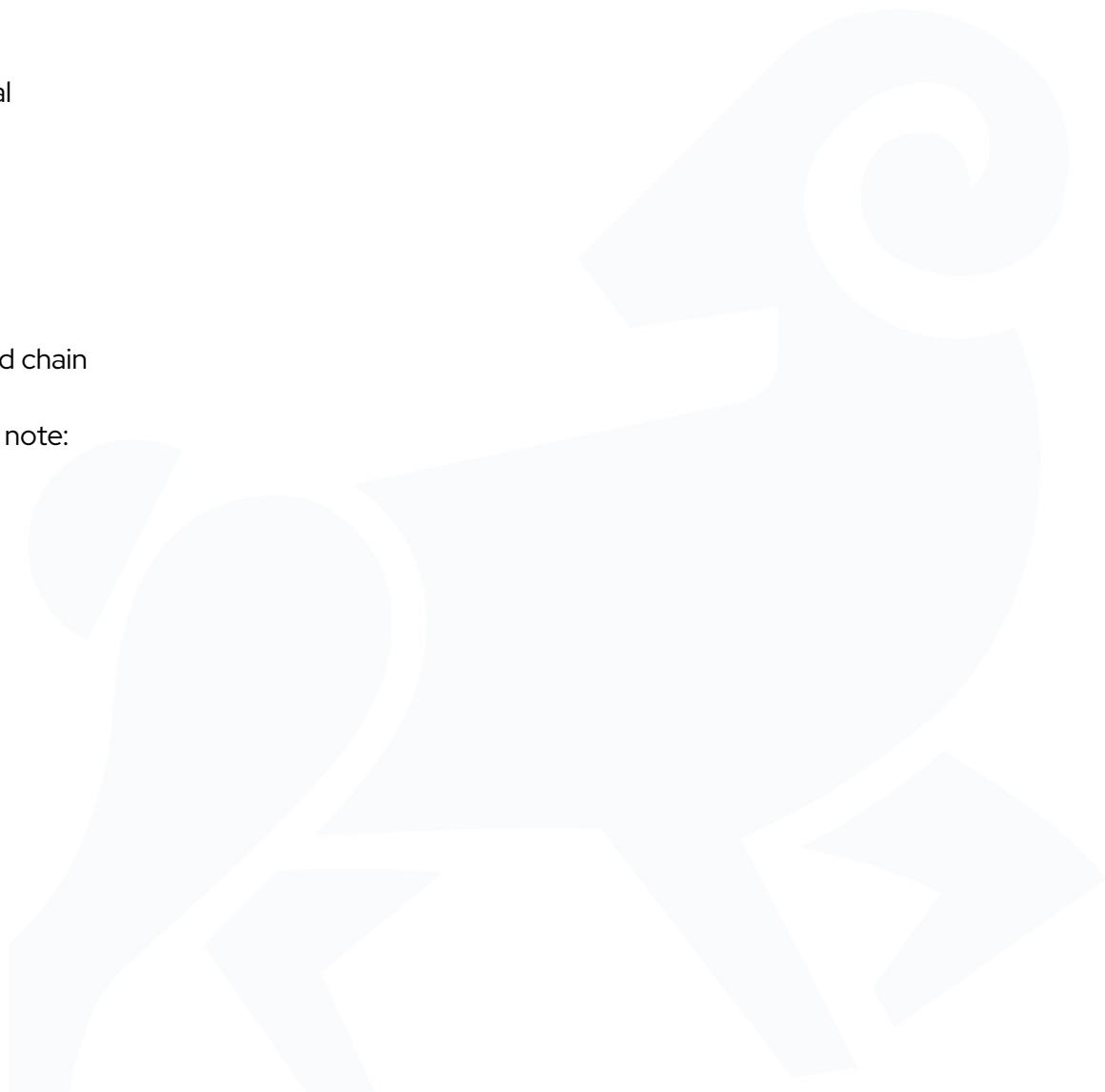
Surface Water - Very low

Additional Charges: N/A

Seller's Position: No onward chain

Garden Facing: North

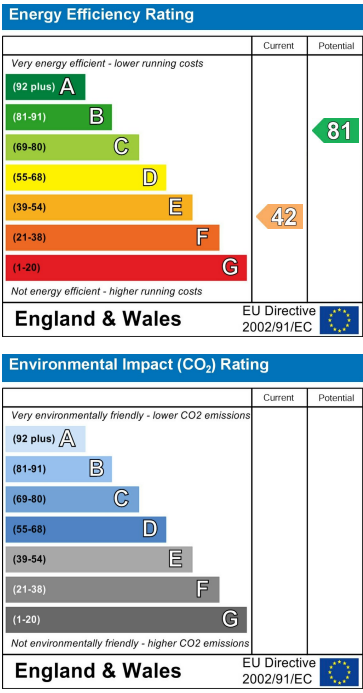
Non-Standard Features to note:



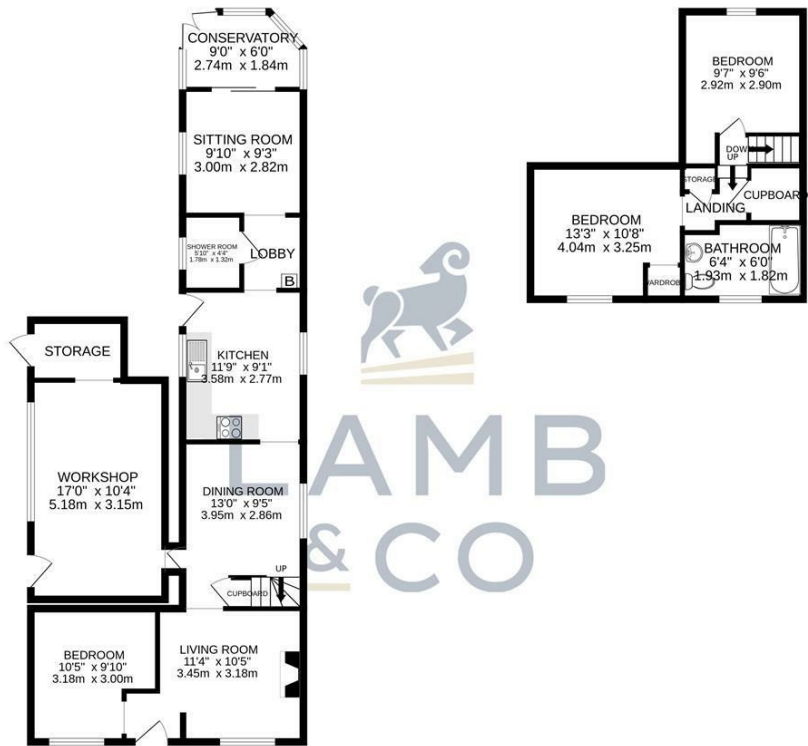
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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