



Mount Pleasant Cottage
Church Hill | Walpole | Suffolk | IP19 9AX

GOING UP IN THE WORLD



“Raised up from the road with views over to the pretty church, parts of which date back to the 12th century, this attractive character cottage offers a lovely country lifestyle.

Renovated by the current owners, it’s wonderfully welcoming, stylish and spacious and beautifully situated in a quiet village. Just a mile from Halesworth, where you’ll find shops, a school and other amenities, it’s a great balance of life in the country, close to towns and to the glorious Suffolk Heritage coast.”







- A Beautifully Presented Character Semi-Detached Character Cottage, Located in the Popular Village of Walpole
- The Current Vendors have undertaken an Extensive Program of Renovation Throughout
- Three/Four Bedrooms; Family Bathroom; Ground Floor WC
- Open Plan Kitchen/Dining/Living Area
- Separate Sitting Room with Wood Burning Stove
- Landscaped Garden with Patio and Pergola
- Single Garage; Off Road Parking for Several Vehicles
- The Accommodation extends to 1,106sq.ft
- Energy Rating: E

A character cottage with all mod cons, perfectly blending the old and the new, this property has so much to recommend it. As a family home or weekend retreat, it's ideal, allowing you to get away from it all and relax in seclusion but not isolation. With a lovely garden and lots of walks in the area, this could be the start of your new life!

Recently Renovated

The owners of this delightful home love period properties and were drawn here by the idyllic location in a desirable part of the county, as well as by the space and character of the cottage. Over the last few years, they have made a number of changes, the biggest being the removal of the wall between the dining room and kitchen, creating a wonderful family space that's perfect for entertaining too. The cottage also benefits from a new boiler, replacement doors, new bathrooms and a new kitchen among other improvements. The result is a home that's cosy and characterful but with a contemporary twist, finished with flair and a great eye for design.

A Comfortable Cottage

You enter the cottage and find yourself in the beautiful kitchen family room, with space for a table and sofa. The double aspect room is lovely and light and the owners spend a lot of time in here. "We love having family and friends over and people tend to sit around the table or on the sofa when they first come in. It's a nice relaxing room. Sometimes we'll stay there all evening." The rear of the cottage faces south-west so sitting on the sofa here, there's plenty of light coming across. Next door is the spacious sitting room with a log burner that can heat the whole house. Double doors lead onto the patio with the pergola and the owners have an area for al-fresco dining, complete with lights, so you can use it after dark.

Whatever You Want

Upstairs, three of the bedrooms are an excellent size, with the fourth ideal for a child or as a study. The family bathroom is another upgrade and has a feature freestanding bath and a walk-in shower. Both the master and second bedroom have built-in storage and look out over mature trees to the village church opposite the cottage. To the rear of the house is a privately owned woodland, so you're not overlooked when you're out in the garden. There's plenty of parking to the front and the driveway also leads around the back to a detached garage. You could reposition this and perhaps build a separate home office or summerhouse on the current site. There's also scope to extend the cottage along the back, although there's certainly no need to do any work at all here – everything has been so beautifully and thoroughly finished. But it does offer further potential if you're interested in making your mark.

An Amazing Area

The owners love to head out on walks through the footpaths and quiet lanes around the property, watching the wildlife as they go, or perhaps strolling near the River Blyth that passes through nearby. While you're in a village here, it is a sleepy one, with nothing to disturb you. The owners like that sense of peacefulness, whilst still being close to neighbouring Halesworth, less than a five-minute drive from the cottage. Here you'll find a supermarket, petrol station, parks, a primary school and a choice of interesting shops and places to eat. Head a little further afield and the spectacular Suffolk Heritage Coast is yours for the taking!











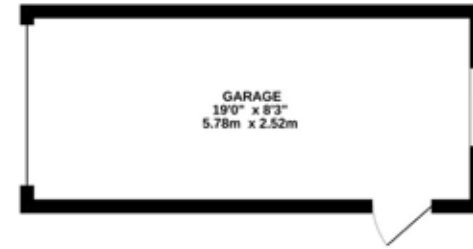






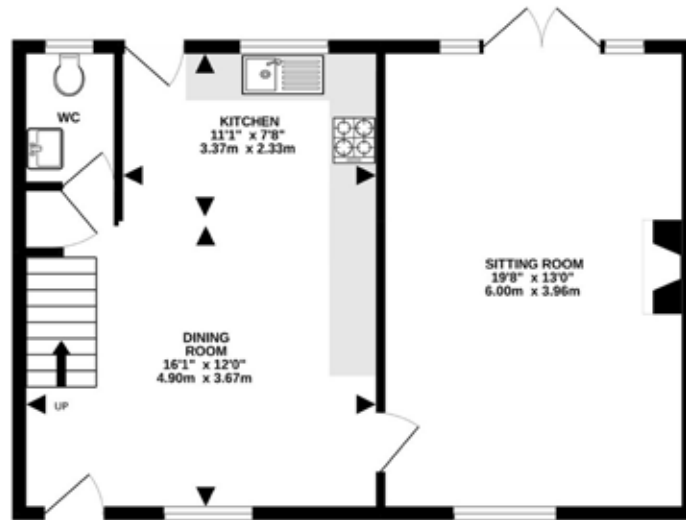




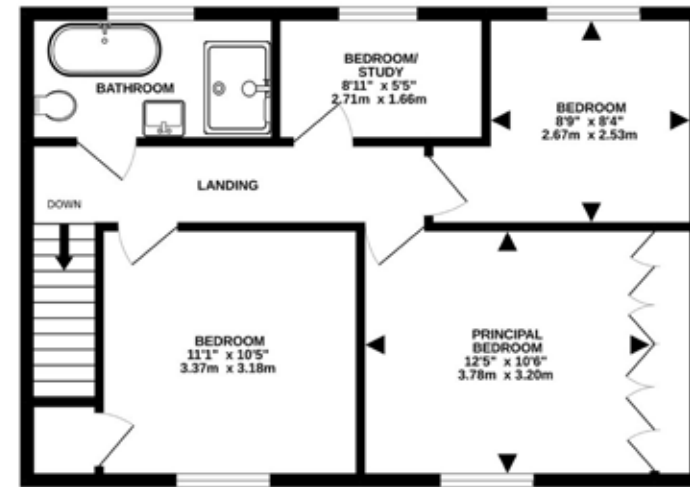


GARAGE
19'0" x 8'3"
5.78m x 2.52m

GARAGE
156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1106 sq. ft. (102 sq. m.) approx.
TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On Your Doorstep...

Walpole is a small rural village situated between Halesworth 2.5 miles, Harleston 14 miles, Beccles 14 miles and Bungay 11.5 miles. The market town of Halesworth is about 2.5 miles east, with its large variety of shops many independently owned, selling everyday items plus local meats, food and produce, clothing, stationery, gifts, wholefoods, home brew items, electricals, antiques, fruit and veg, books, carpets Professional services are here too - opticians, solicitors, dentists and more - and plenty of opportunities for light refreshments or a restaurant meal. Halesworth railway station is on the East Suffolk line with connections to Norwich and London Liverpool Street. Buses connect to other Suffolk towns such as Beccles, Southwold, Lowestoft and to Norwich.

How Far Is It To...

Norwich is approximately 28 miles north of Walpole and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. There is a bus station with a daily service to London (Victoria) and a local daily service to Loddon and regular services to Lowestoft, Norwich and many of the smaller villages around. The Beccles train station offers a direct line to London's Liverpool Street. Nearby Southwold 10.5 miles, is a charming north Suffolk unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, beech huts, pier, busy harbour, cliff top canon and of course the beach. Southwold is a quintessentially English resort town.

Directions

Leave Beccles on the A145 London Road and follow this road for approximately 6 miles and then turn right on to Halesworth Road. Continue along this road through Sotherton and Holton and until you reach Halesworth. At the roundabout take a left on to the A144 and continue on this road until you reach the roundabout at the Co-Op Superstore and take the first left onto the B1117 London Road. This road merges onto Walpole Road. Keep following this road until it merges into Halesworth Road. Continue on this road and when you reach a right hand turn on to Church Hill, the property will be found on the left hand side.

What Three Words Location - renders.dorm.headstone

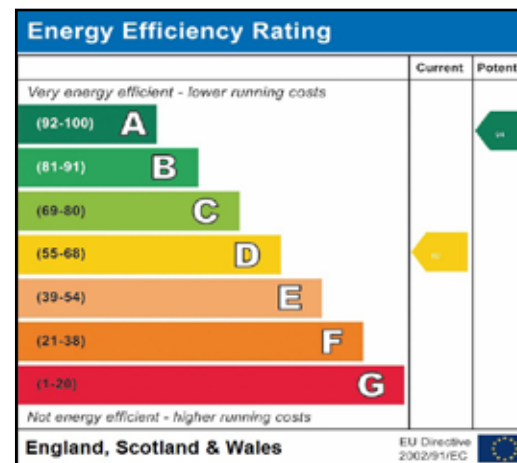
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
 South Norfolk District Council - Council Tax Band G
 Freehold



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