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*Beech Cottage, Church Hill, Walpole,
Halesworth, Suffolk IP19 9AS*

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ESTATE AGENTS



Halesworth - 3 miles

Southwold - 11 miles

Norwich - 25 miles

An attached Grade II Listed period cottage dating back to the 16th Century with a wealth of period features, three bedrooms, attractive cottage style gardens and parking. Situated in the centre of this pretty Suffolk village.

Accommodation comprises briefly:

- Entrance porch
- Large sitting room with wood burning stove
- Kitchen/dining room
- Bathroom
- Spacious master bedroom with en-suite cloakroom
- Two further double bedrooms
- Driveway parking
- Summerhouse
- Attractive paved terraces with cottage style private garden
- Fischer Electric heating
- A wealth of original features and character
- Cellar
- Secondary glazed windows
- Chain free



The Property

A front entrance porch with attractive stained glass windows opens into the large sitting room with a window to the front, original brick flooring and a fireplace housing a multi-fuel burning stove. There are stripped pine doors which open to the staircase also a built-in cupboard and one leads down to the cellar.

To the rear is the kitchen/dining room, an attractive good sized room with wonderful exposed wall and ceiling timbers, antique parquet flooring and windows overlook the rear garden. There is also plenty of space for a dining table and chairs. A ceramic sink is set into a range of painted base cupboards with solid wood work surfaces, a door leads out to the garden.

A small lobby off the sitting room gives access to the family bathroom which is fitted with a wash basin, bath with hand held shower attachment, w.c. and heated towel rail.

A wooden turned staircase (not suitable of people with limited mobility) leads to the landing where there are three double bedrooms. The main bedroom is spacious and quite magnificent with its high ceiling and double aspect windows. There is a pretty ornate fireplace and an en-suite cloakroom. A cupboard houses the Fischer electric boiler. Steps lead off the landing to bedrooms two and three. All the bedrooms have secondary glazing and boasts some lovely exposed wall and ceiling timbers and the second bedroom has some fitted cupboards and shelving.



Garden

To the front is a shingled driveway with a strip of paved garden immediately in front of the cottage, steps lead down to a private rear garden where there is an attractive paved patio in front of a timber garden shed. The pretty cottage garden consists of a lawn surrounding by well stocked flower beds, planted with a variety of shrubs and a trees. A lovely summer house, with power and light is fully insulated with a veranda to sit on and enjoy the garden.

Location

The property is located in the centre of the village of Walpole, close to the market town of Halesworth. Halesworth provides many independent shops, primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric heating. Mains water and drainage, mains electricity.

EPC Rating: F

Local Authority

East Suffolk District Council

Tax Band: C

Postcode: IP19 9AS

Agents Note

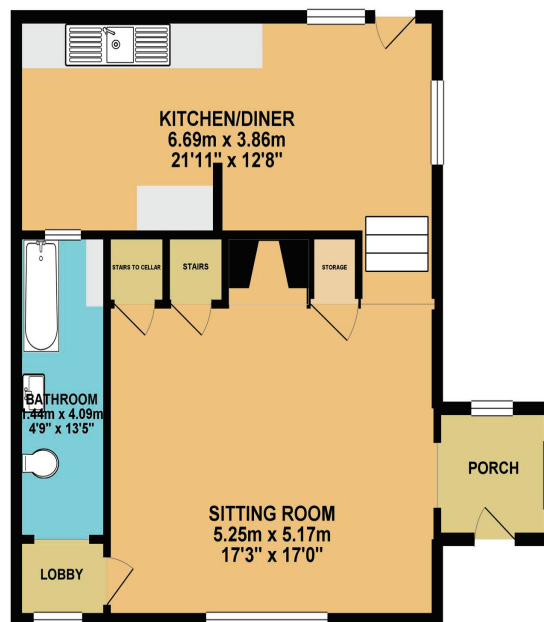
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

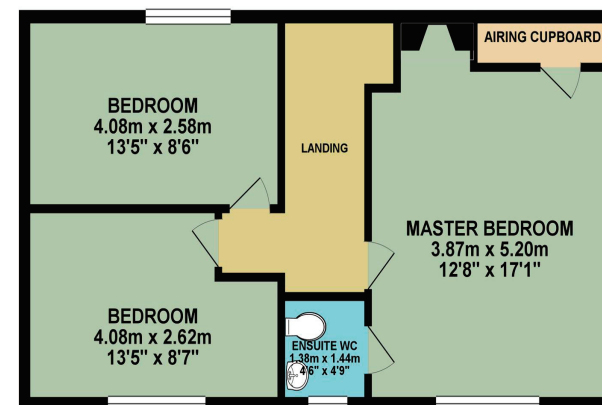
Vacant possession of the freehold will be given on completion.

Guide Price **£369,000**

GROUND FLOOR 57.34 sq. m.
(617.20 sq. ft.)



1ST FLOOR 48.52 sq. m.
(522.22 sq. ft.)



TOTAL FLOOR AREA : 105.86 sq. m. (1139.42 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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