



*Quiet Ways, The Clink,*  
Walpole, Suffolk



**MUSKER  
McINTYRE**  
ESTATE AGENTS



Halesworth - 2 miles

Southwold - 10 miles

Norwich - 26 miles

This wonderful detached period house is a real surprise with its well presented and interesting interior, and the large terraced garden provides a haven for wildlife! Located on a quiet lane with views to the front across meadowland.

Accommodation comprises briefly:

- Kitchen/Breakfast Room
- Large Sitting Room with Inglenook Fireplace
- Dining Room
- Snug
- Ground Floor Bedroom & Wet Room
- First Floor Landing overlooking the Kitchen & Snug
- Two Double Bedrooms
- Further Bedroom/Office
- En-suite Shower Room and Bathroom
- Off-Road Parking and Garage
- Large Wonderful Garden with Terraced Pathways & Woodland
- Attic Store Room
- LPG Central Heating
- Views Across Meadowland



### The Property

A front entrance door opens into the porch and then into a hall where the stairs rise to the first floor. A door to the right takes you into the spacious sitting room, this is a lovely light room with large windows to the front and side and an inglenook fireplace housing a wood-burning stove. This room opens to the rear into a 'snug' with a door leading out to the rear garden. Off the snug is a fully tiled wet room with a walk in shower, w.c. and hand basin. A bedroom is located to the rear which is a good sized double. Off the hall is a dining/music room and to the rear is a spacious kitchen/breakfast room. A galleried landing on the first floor overlooks both this room and the snug. The kitchen is fitted with a range of cupboards and a useful pantry. A door to the side leads out to pretty paved terrace. On the first floor is a long landing, as mentioned which overlooks the rear rooms. There are two lovely double bedrooms with views to the front over meadow land, both have storage and the main bedroom has a well appointed en-suite shower room. There is another room currently used as an office with low ceiling timbers and access to a boarded attic room. The excellent bathroom comprises of a double ended bath, w.c. and wash basin.

This wonderful and unusual property also has the benefit of LPG central heating.



## Gardens and Grounds

Quietways sits at one end of a mature large garden which runs along the lane with high banks to the rear of the plot. The owners have made pathways through the garden and along the bank to be able to sit and enjoy the fantastic views over the countryside. Next to the house are private attractive paved terraces, which are well planted with flowers and shrubs with hedging to the front. Immediately to the front of the house is also a greenhouse. There are lawns edged with trees and shrubs and banks planted with many trees. Further along is a garage with a parking area and past this is a woodland area.

## Location

The property is tucked away in the village of Walpole, just two miles from the market town of Halesworth. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-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

LPG central heating. Mains water, electricity and drainage connected.

EPC Rating: F

Local Authority

East Suffolk District Council

Tax Band: E

### Agents Note

Some of the garden has steep banks and may not be suitable for people with limited mobility to access.

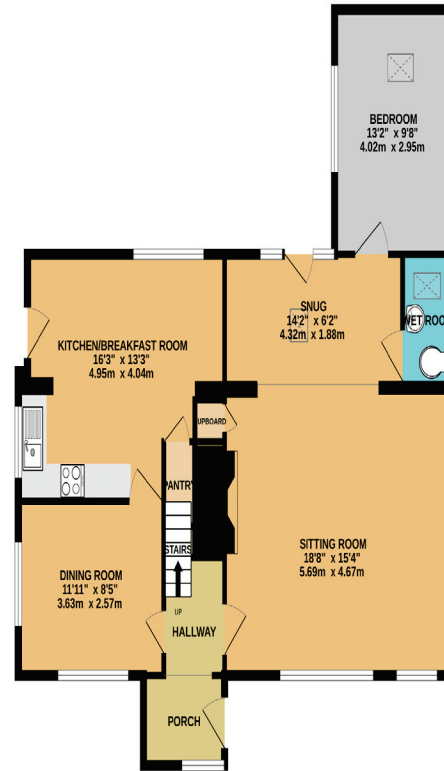
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

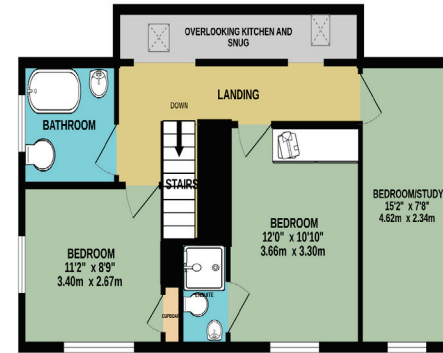
Vacant possession of the freehold will be given on completion.

## Guide Price £535,000

GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.

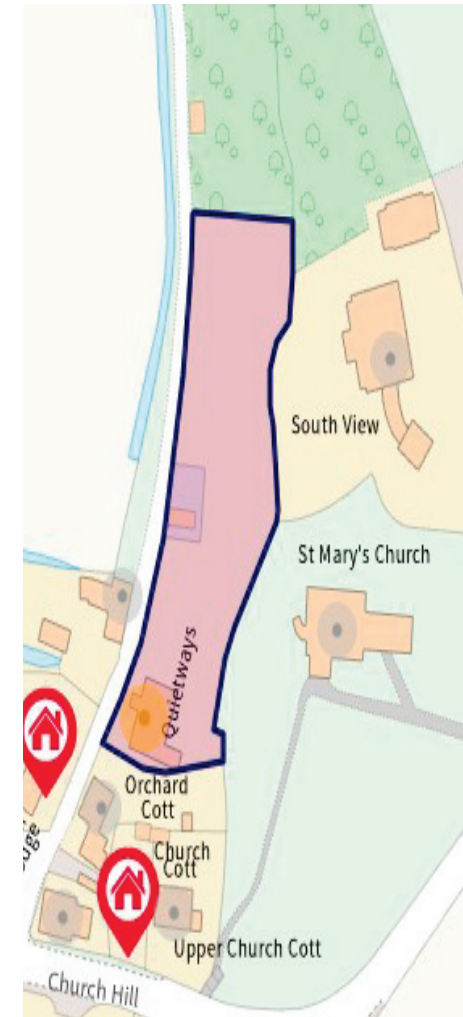


1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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