



The Covert, Cookley
Halesworth, Suffolk, IP19 0LT



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ESTATE AGENTS



Formerly a pair of Keeper's cottages, this 19th century four bedroom house is situated in a secluded woodland setting of just under two acres. Retaining many of the original features and although benefiting from oil fired central heating it is now in need of some further updating.

Accommodation comprises:

- Entrance lobby, bathroom & utility
- Two spacious reception rooms, both with fireplaces housing wood-burning stoves
- Kitchen/breakfast room
- Four bedrooms
- First floor bathroom
- Detached former stables annex, studio/ workshop & wood store
- Oil central heating
- Quiet and secluded plot of approximately two acres, consisting of a paddock, woodland, cottage gardens, vegetable plot & pond
- Long private driveway with plenty of parking
- Original features including: original doors, floor boards, exposed beams and fireplaces



The Property

Entering the front door takes you into a lobby which leads to the kitchen and to the rear hall, where there is a bathroom and a utility room. The long and good size kitchen has a butler sink with an oil fired Rayburn stove and some freestanding cupboards with an excellent pantry. This long room with its painted beamed ceiling and quarry tiled floor also offers a good space for a table and chairs with French doors opening into the garden. Leading off the kitchen are doors to both reception rooms, both of these are a good size and have fireplaces fitted with wood-burning stoves and exposed floorboards. To the front of the house is a large porch which overlooks the lovely cottage gardens which surround the property

A door from the sitting room leads to the original wooden and multi directional staircase (not recommended for people with limited mobility) and leads to the first floor. There are four bedrooms, two of which are spacious doubles, off the rear landing is also another bathroom and an airing cupboard. All of the bedrooms enjoy views over the surrounding gardens and woodland. Although the house has the benefit of oil fired central heating it is now in need of some updating.



Gardens and Grounds

The Covert is hidden away along a private driveway which is accessed through a five bar gate. On one side is a paddock, and the other a copse. This woodland plot has a well established cottage garden surrounding the property with areas to sit and enjoy the tranquil setting. There is a small pond, and a contained vegetable garden with a greenhouse. The former stables have been converted into an annex comprising of a sitting room/bedroom with a wood-burner, a dining room with a ladder to a sleeping area above and small kitchen. Close-by is a studio/workshop, also fitted with a wood-burner, water and power connected. There is also a wood store and the oil central heating storage tank.

Location

Cookley lies approximately 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

Oil central heating, mains water and electricity connected
Private drainage - septic tank
EPC Rating: tba
Local Authority
East Suffolk District Council
Tax Band: D

Agents Note

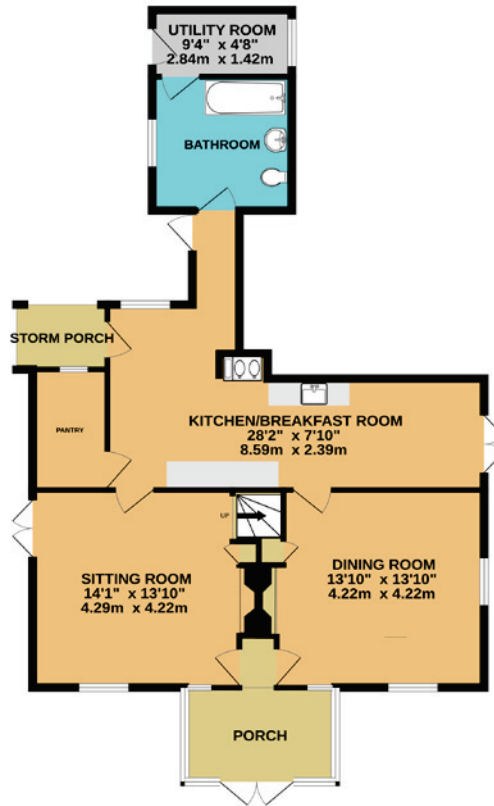
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

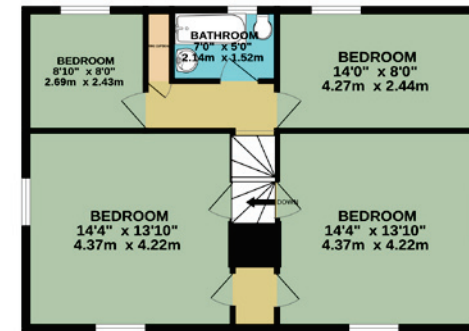
Vacant possession of the freehold will be given on completion.

Guide Price £550,000

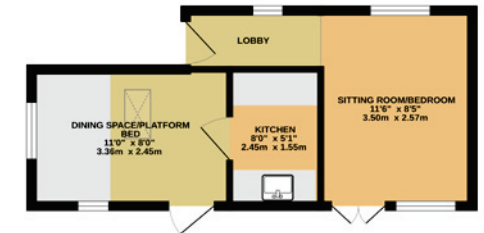
GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 1600 sq.ft. (148.7 sq.m.) 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.
Made with

The Stable Annex

To arrange a viewing, please call 01986 888205

www.muskermcintyre.co.uk

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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