



Pine Lodge
The Street | Wissett | Suffolk | IP19 0JH

WONDER AT THE WILDLIFE



If you've always hankered after country life, this is the one for you!
A beautiful barn-style home with flexible and spacious accommodation,
set within a friendly village just outside the town of Halesworth."

"Gorgeous green views from every window, abundant wildlife in the garden and surrounds,
your own four-acre plot including a paddock or hay meadow and the chance to grow your own produce.



KEY FEATURES

- A Stunning Detached House, situated in an Envidable and Private Position in the Village of Wissett
- Three Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom has an En-Suite and a Dressing Room
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms including an Impressive Living Room and Conservatory
- Sitting in a Plot of 4 acres; 1 acre of Beautiful Gardens and Paddocks of 3 acres
- Outbuilding with Planning Permission and Further Workshop
- Double Garage with WC and Garden Store; Long Driveway and Ample Off Road Parking
- The Accommodation extends to 2,481sq.ft
- Energy Rating: F

This attractive modern home sits in open countryside between two beautiful period homes, all spread out in large grounds backing onto open countryside. The property can barely be seen from the road, set well back down a long private driveway, so it's a lovely place to get away from it all and relax in peace and with privacy.

Barn Character, Contemporary Comfort

The house was originally built in 1985 and the current owners bought it in 1999 from the family who built it. They fell for the rural location, the barn-style character and the serenity of the setting. Over the years, they've continued to extend and improve their much-loved home and what you see today is stylish and contemporary yet with plenty of character. Wooden and tiled floors and exposed brick nod to the barn style build, while the stunning kitchen and magnificent master suite wouldn't look amiss in an interiors magazine.

So Well Designed

The open plan nature of the accommodation makes it ideal for families or for entertaining. The owners have a large family and have hosted plenty of parties and celebrations here over the years. The main part of the ground floor consists of a huge sitting room, dining area, snug and kitchen, with double doors to the conservatory from the open area. Each part is clearly defined and the spaces flow easily, so it works very well. There are doors from the kitchen and conservatory onto the garden, plus the sitting room is triple aspect, so it's all lovely and light.





GREAT DANE



KEY FEATURES

Peace And Views

Two double bedrooms on the ground floor share an en-suite and there's a family bathroom too. Upstairs, the principal bedroom suite really is special. For a start, the views are even better than they are from the ground floor, then there's the luxurious en-suite and the separate dressing room. Best of all, you can be totally private and on your own up here, so it's ideal for parents who want a bit of space to themselves.

Having It All

The owners are both keen gardeners and have created beautiful surroundings. The majority of the land is made up of a field or paddock, currently a hay meadow, where in the past the owners have had horses and sheep and where you could have alpacas, pigs or goats. The main part of the garden has a lovely pond, a beautiful gazebo and various seating areas from which you can make the most of the green setting and take in the gardens. There are also some interesting outbuildings. One has planning permission for conversion and could very easily be turned into a two-bedroom bungalow, so it's ideal if you want extra income or you're looking for a place where three generations can live alongside each other. There's also a large double garage with additional storage, plus a further workshop. The owners love the tranquility of the location here and enjoy watching the wildlife. You'll see pretty much every kind of bird you could think of, whether in the gardens or the countryside around. Whilst it feels very rural, you are part of a friendly community and life here centres on the village church and the former pub, now a licensed café with a shop. There are loads of footpaths wating to be explored, so you can wander to your heart's content with your dogs. When you need a wider array of amenities, Halesworth is less than a five-minute drive and has so much to offer, while the beautiful Suffolk coast, with charming resorts such as Southwold, is only twenty minutes away.





















If I was a Bubble
in your bath,
I'd tickle your bum
& make you Laugh

BATH

Relax









INFORMATION



On The Doorstep

Wissett is a small rural village situated between Halesworth 2 miles, Harleston 12 miles, Beccles 10 miles and Bungay 8 miles. The historic market town of Halesworth has schooling at Edgar Sewter primary school, with bus services to Bungay and Beccles for senior schools. There is a large Co-op, plus a wide variety of shops selling everyday items, as well as a doctors surgery, dentists, opticians and solicitors. The town also boasts The Angel Hotel with Cleone's Italian Restaurant and The Cut Arts Centre, which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area. 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 23 miles north of Wissett 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. Nearby, Southwold is 10.6 miles away and is a charming unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, famous beach huts, pier, busy harbour, cliff top canons and of course the beach. Southwold is a quintessentially English resort town.

Directions - Please Scan The QR Code Below

Leave Beccles on the A145 London Road and turn right onto Cromwell Road. Follow this road through Ringsfield and Ilketshall St Andrew. Turn Right on the A144 Halesworth Road and then take the next right onto High Street and drive through Ilketshall St Margaret. Turn left onto Rumburgh Lane and continue on to Grays Lane until you reach the village of Wissett. Take a right hand turn and the property will be found on the right hand side.

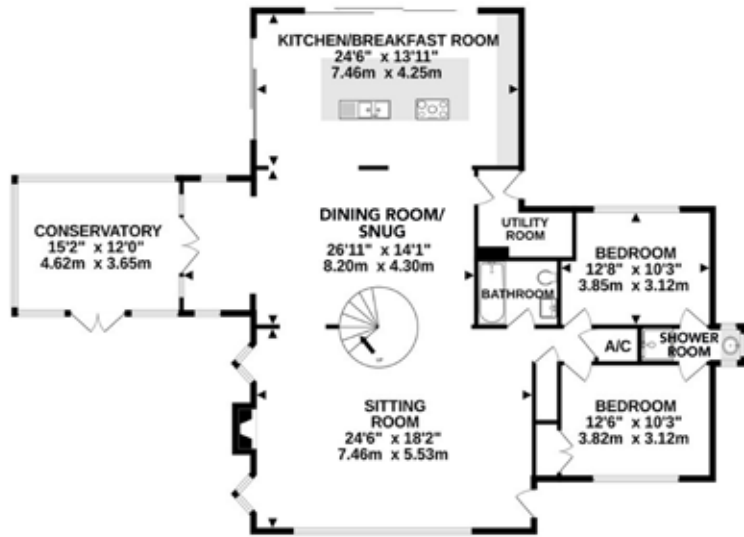
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [food.crop.removals](#)

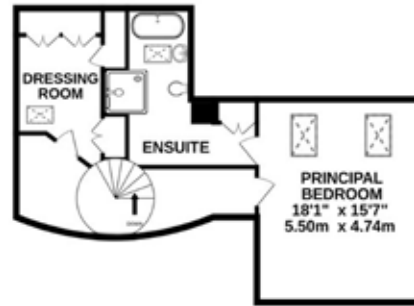
Services, District Council and Tenure

Electric Heating; Underfloor Heating Downstairs, Mains Water, Private Drainage via Septic Tank
East Suffolk Council; Council Tax Band E
Freehold





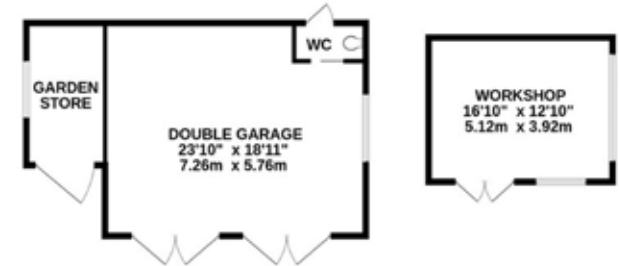
GROUND FLOOR
1825 sq.ft. (169.5 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



OUTBUILDING
687 sq.ft. (63.9 sq.m.) approx.

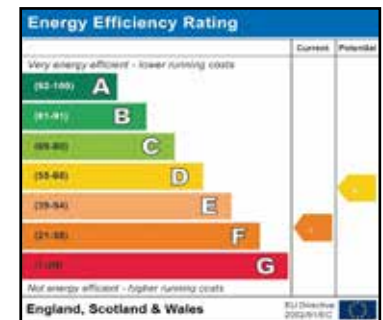


OUTBUILDINGS/
GARAGING
755 sq.ft. (70.2 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2481 sq.ft. (230.4 sq.m.) approx.
TOTAL FLOOR AREA : 3923 sq.ft. (364.5 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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