



*Molehill House, Peasenhall Road, Walpole,
Halesworth, Suffolk, IP19 9BG*



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Molehill House is a four bedroom detached family home, sitting in a wonderful mature garden of approximately 1/2 acre (stm) situated in the centre of the village. Benefiting from a double attached garage and plenty of parking.

Accommodation comprises:

- Front entrance hall
- Cloakroom
- Sitting room & conservatory
- Kitchen/diner with patio doors to garden
- Utility room
- Four bedrooms
- Large family bathroom
- Oil fired central heating
- Wonderful mature gardens of approx 1/2 acre
- Attached double garage
- Large shingle driveway offering plenty of parking



The Property

Molehill house has been in the same family for many years and has been well maintained over this time. This house offers good sized accommodation with an entrance hall with a useful cloakroom/w.c. A second entrance door opens into a utility room which leads to the double garage, rear garden and the kitchen. The kitchen is found to the front of the property and is well fitted with a good range of wall and base cupboards with granite worktops, built-in electric hob and double electric oven. There is plenty of space to the rear for dining with sliding patio doors overlooking the rear garden. Off the entrance hall is a spacious sitting room with a fireplace with a wood surround and leads out to a large conservatory. The spacious conservatory is a upvc construction on a brick base, a wonderful space to sit and enjoy the private rear garden. Off the first floor landing are four bedrooms with built-in wardrobes. The good sized family bathroom comprises of a w.c. wash basin and a bath with a shower over. This excellent house sits back from the road with a deep driveway in this popular village and enjoys a large mature garden.



Gardens

The house is approached over a large shingle drive which leads to a double attached garage, with two up and over doors and an internal door to the utility room. The exceptionally large rear garden of approximately 1/2 acre is in three sections, next to the property is a paved area and a pond with planted beds and a lawn interspersed with shrubs and mature trees. Hedges divide the different areas. There are a variety of fruit bushes and fruit trees, a greenhouse and two garden sheds. Throughout the lawned garden are a range of mature trees with both the side and rear boundary planted with trees, giving Molehill House a great deal of privacy.

Location

The property is situated in the centre of 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 and Fittings

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

Services

Mains water, electricity and private drainage. Oil fired central heating.

Local Authority

East Suffolk Council

Tax Band: E

Postcode: IP19 9BG

EPC: D

Agents Note

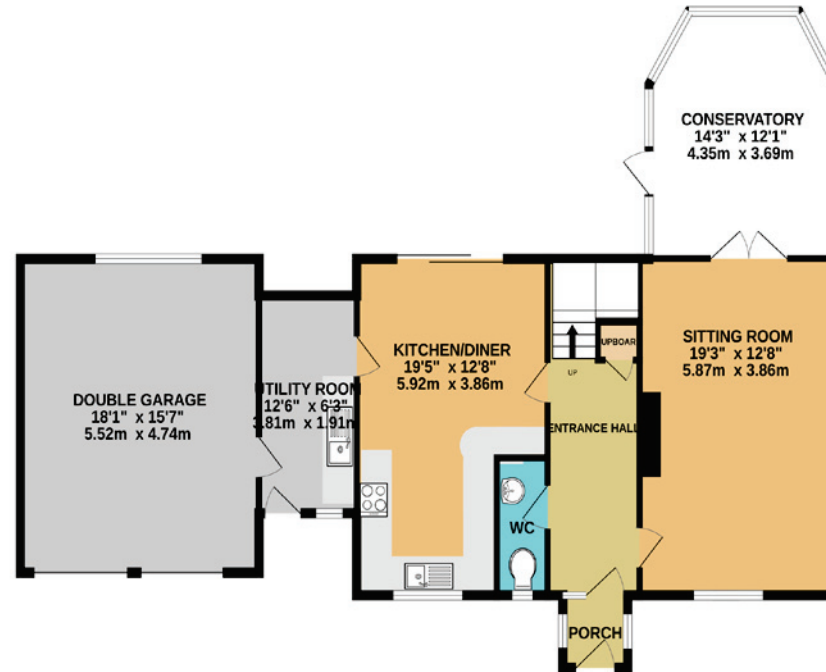
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

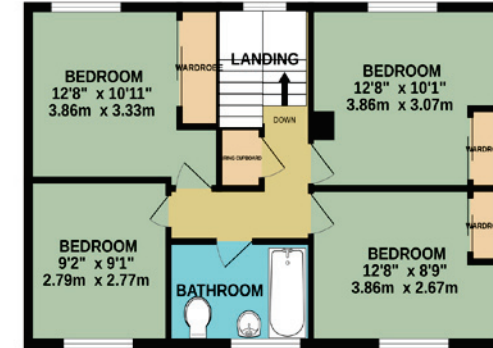
Vacant possession of the freehold will be given upon completion.

Guide Price £539,750

GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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.

To arrange a viewing, please call 01986 888205

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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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