



*The Rickyards, Mill Road, Wissett*  
Halesworth, Suffolk, IP19 0JF



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This excellent and extremely spacious three bedroom detached bungalow has been substantially extended and sits in wonderful gardens of approximately 2/3 acre with a large studio and several useful garden buildings, tucked away on a quiet road within the village of Wissett.

Accommodation comprises:

- Entrance hallway
- Fabulous 21ft x 18ft sitting/dining room
- Superb fitted kitchen/diner to include many integrated appliances
- Large utility room
- Spacious second reception room, used as a dining/garden room
- 18ft x 15ft Master bedroom with a good range of fitted storage and an en-suite shower room
- Further double bedroom with an en-suite shower room & a single bedroom
- Cloakroom and another stylish shower room
- Two brick garages, and a further detached garage to the rear
- 2/3 acre of extensively landscaped wrap around gardens with extensive sandstone paths and terracing
- Summerhouse and 23ft studio/workshop
- Driveway for multiple vehicles
- Oil central heating and PV solar panels
- UPVC double glazing throughout



### The Property

This large and exceptional detached bungalow is offered for sale in very good condition, notable are the wonderful gardens which surround the property. The front door opens into a large hallway, off a long hall is a cloakroom with a w.c, with a cupboard housing the oil-fired central heating boiler and the water softener, there is a well appointed shower room and further along the bedrooms. The very large sitting room is situated off the hallway to the rear with three windows overlooking the garden. This room measures 21ft x 18ft with a fireplace and double doors lead into another reception room which is used as a snug and for dining with double doors to the garden. The superb kitchen/diner with large windows overlooking the front garden is well fitted with stylish cream cupboards and include an integrated dishwasher, microwave, single oven, induction hob with an extractor over, washing machine and fridge. To one end is the dining area with ceramic flooring throughout. A glazed divider and door leads into the office/study, this room is fitted with custom made multiple wall and floor units and worktops. Off the kitchen is a utility room with direct access to the front and rear garden. There are two double bedrooms and one single bedroom, the main bedroom is extremely spacious and includes a good range of wardrobes and cupboards, also an excellent en-suite shower room. The second double bedroom also enjoys en-suite shower room.



## Outside

'The Rickyards' is set well back from the road by a deep well planted front garden, entered through a wide gravel driveway with beech hedging and parking for several vehicles leading to two single garages. The rear garden can be accessed on both sides of the bungalow which is well planted to include many unusual and interesting planting schemes with a wide range of mature shrubs and trees to assure all year round interest. Paths and steps wind through archways with climbers and roses with considerable use of sandstone slabs and blocks for edging steps, paths and patios surrounding the bungalow. Rockeries contain substantial quantities of mixed stone including Norwegian granite.

Mature trees and shrubs with mixed hedging edge the large lawned area of garden at the rear of the plot, where a five bar gate gives additional vehicular access to the lawn and to the 'tool storage' garage. There is also a very good fully insulated 23ft x 11ft timber art studio/workshop and an 11ft x 9ft 6in summerhouse. Other helpful gardening assets include a greenhouse, tool shed and a good range of garden water storage tanks and water butts. All outbuildings have power and light connected and the garden has outside lighting. This fantastic plot backs onto fields and amounts to approximately 2/3 acre.

## Location

Situated in the village of Wissett and just under 2 miles from the the market town of Halesworth which provides many independent shops, a 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. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are only a short 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

Oil fired central heating, there are also a number of PV solar panels with a good feed in tariff.  
Mains electric, sewerage and water are connected.

### Local Authority:

East Suffolk Council

Tax Band: E

Postcode: IP19 0JF

EPC Rating: tba

### 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.

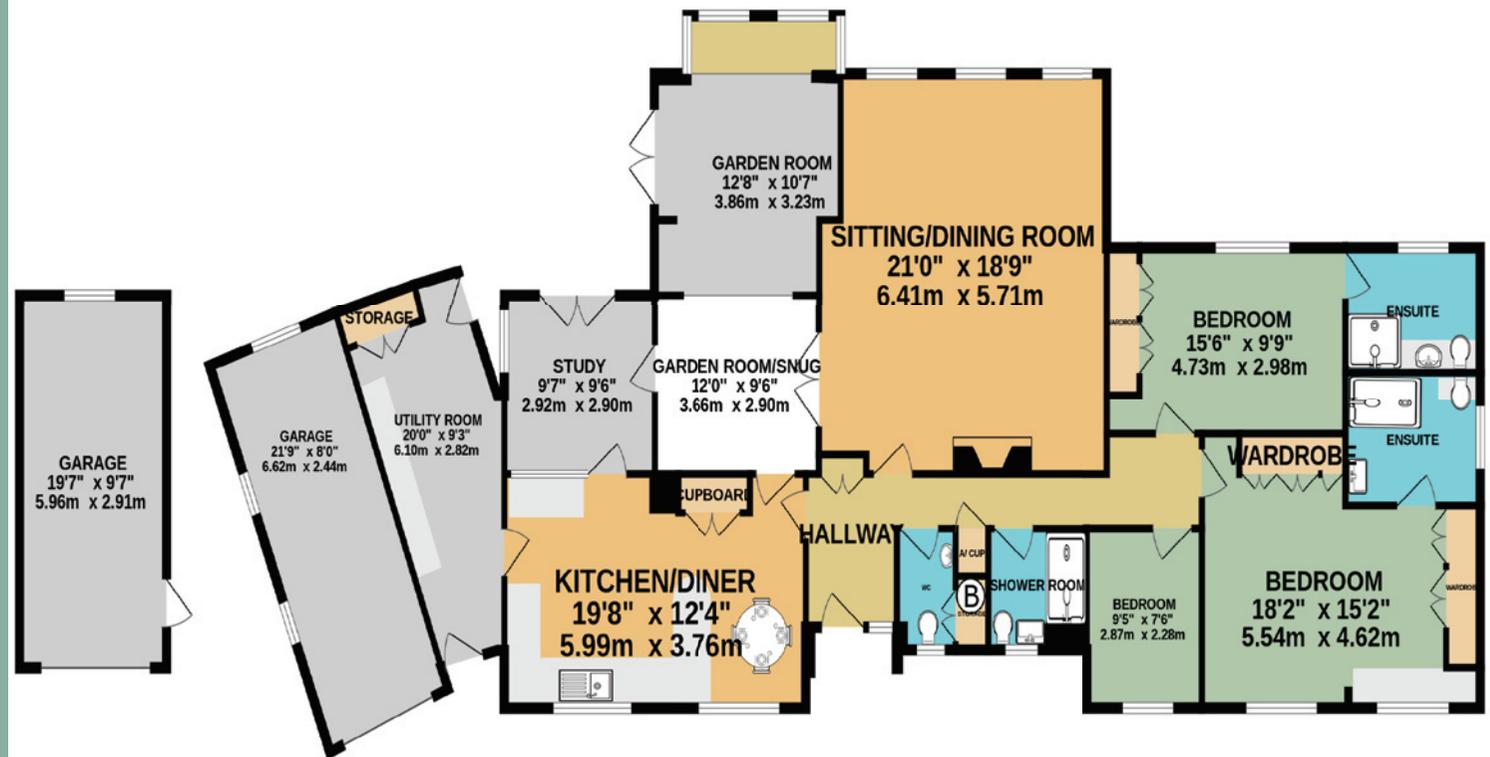
### Tenure

Vacant possession of the freehold will be given upon completion.

**Guide Price £680,000**

## GROUND FLOOR

2238 sq.ft. (207.9 sq.m.) approx.



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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