



Alderwood



Huntingfield
Estates
FRAMLINGHAM

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Alderwood,

Walpole | Halesworth | Suffolk

An attractive Potton build timber framed three bedroom DETACHED PROPERTY sitting well in its plot of stunning grounds of approx. 3.7 acres (sts). Recent addition of DOUBLE CART LODGE, NEWLY UPDATED THROUGHOUT, DOUBLE GARAGE, WORKSHOP, PARKING FOR NUMEROUS VEHICLES.

LOCATION Alderwood is in the village of Walpole which is on the River Blyth. Heveningham Hall is less than a mile away where they have summer fairs and firework displays and the nearest public house is the Huntingfield Arms. Halesworth, is just over 2.5 miles away, benefits from a range of independent shops, The Angel Hotel, two further public houses, The Cut Performing Arts Centre and has a railway station with links to London Liverpool Street. The Heritage coast and Southwold is just over 10 miles away making Alderwood an ideal location to live in.

GUIDE PRICE £850,000





ALDERWOOD INTERIOR - A spacious hallway with an understairs cupboard and two large cupboards perfect for housing coats, boots, Hoover etc. To the right is the capacious Sitting Room which flows beautifully into a Garden Room with stunning views over the land. In the Sitting Room there is a large inglenook fireplace with tiled hearth, beam over and a wood burner, a window to the front overlooks the garden. The Garden Room has windows to three sides and double doors leading out to the patio area. To the left of the Entrance Hall is a Dining Room with two windows to the front and plenty of room for large gatherings. The Kitchen/Breakfast Room has an extensive range of cream base and wall units with marble effect worktops, one and a half stainless steel sink and drainer with mixer tap. There is space for a Rangemaster style cooker. The dishwasher, under counter fridge and freezer are all integrated and there is a water softener underneath the sink. There is also a breakfast bar in the kitchen with seating for two. A Utility Room, off the Kitchen, has a door leading out to the patio area and gardens beyond. There is a round stainless-steel sink and mixer tap over and window above with space for a washing machine under and further storage cupboards. Beyond the Utility Room is the downstairs cloakroom with an opaque window to the side, wc and wash hand basin. Upstairs there is a spacious landing with a Velux window and a shelved airing cupboard. The Principal Bedroom is extremely spacious and has mirrored wardrobes to one wall, an eaves cupboard, a window overlooking the gardens and land beyond and a window to the side. There is a door to the En-Suite Shower Room which comprises; Double corner shower cubicle with mains fed shower, wash hand

basin nestled into a vanity unit, wc and chrome towel rail. Bedroom 2 is also very spacious with mirrored wardrobes to one wall, this room is dual aspect with a window overlooking the garden and land beyond. Bedroom 3 is a double bedroom with a built-in wardrobe and a shelved cupboard, a window overlooks the front garden. There is a large Family Shower Room with double shower cubicle and mains fed shower, wc, wash hand basin, chrome towel rail and an opaque window to the front. The property has Suffolk latch doors throughout. This completes this spacious accommodation with a stunning garden and land. Viewing is a must.

ALDERWOOD - EXTERIOR

To the front of Alderwood you will see a spacious driveway with parking for numerous vehicles, on the left there is a double cart lodge, double garage and workshop with power and lighting, and an undercover log store to the rear. There is a large lawned area and flower beds with mature shrubs and trees to the front of the property. The rear garden can be accessed from both sides of the property. The rear garden has a large entertaining patio area overlooking the stunning gardens. A pergola leads you down the garden on the left, and to the left of the pergola is a large vegetable garden. Beyond the patio is a lawned area leading down to wide steps taking you into the garden with a Lodge on the right, which is included in the sale, a sizeable pond and a plethora of mature trees, plants and shrubs. A bridge over the River Blyth leads to a further two acres of land and has its own access via a metal five bar gate. This is mainly laid to lawn interwoven with trees and shrubs and three apple trees. The garden has to be seen to be appreciated.



PROPERTY DETAILS

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY: East Suffolk Council

TAX BAND: F

EPC: C

POSTCODE: IP19 9BG

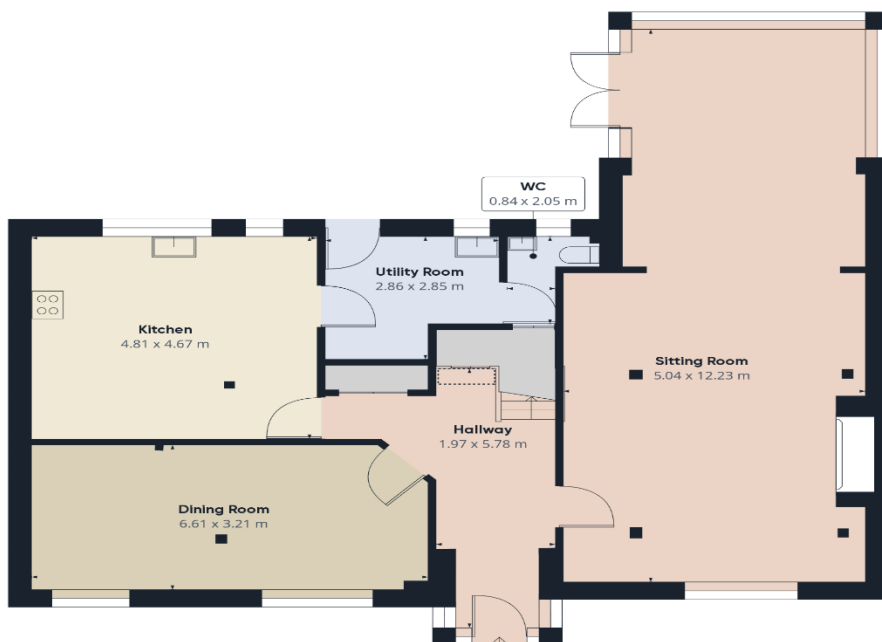
SERVICES Oil fired central heating (new boiler fitted in 2019), mains drainage, water and electricity. Ground floor is underfloor heating and first floor by radiators. There are two systems of solar power: PV for the electric with a feed in tariff of approx £1000 p.a. and a water solar system producing hot water, both of which reduce running costs.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

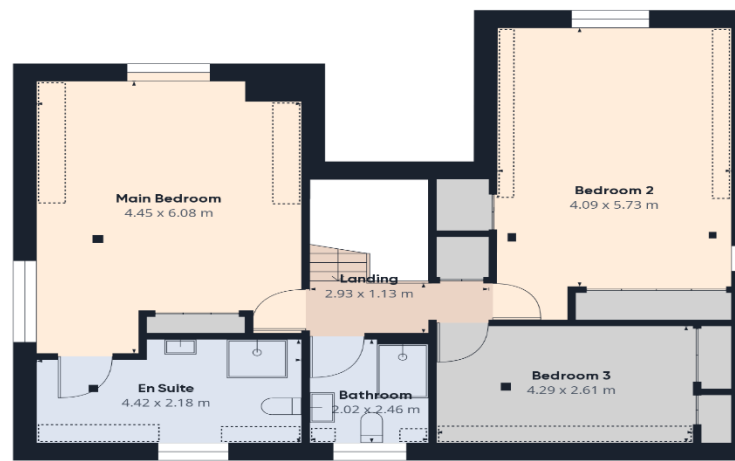
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties, we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

Please note: This is a Potton build home and is timber framed which has two layers of insulation and the vendors advise us that it is very warm and low cost to run. The current owners have also updated the kitchen, En-suite shower room and family shower room. The double cart lodge is also a new addition. The property has also been fully re-rendered.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

208.31 m²

Reduced headroom

7.64 m²

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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