



Halesworth Road | Cookley | Suffolk

FINE & COUNTRY

LIVE YOUR COUNTRY DREAM



“You can live out your country dream at this delightful period property.

The 16th century farmhouse sitting in around 60 acres of grazing land, with five holiday cottages, an indoor pool and leisure complex plus additional outbuildings offers enormous potential.

You can take over the reins of the thriving and successful holiday business that’s currently running here and receive an income from day one.

A beautiful home, a healthy business, a spectacular setting close to the Suffolk Heritage Coast.

What more could you ask for?”



KEY FEATURES

- A Wonderful Timber Framed Grade II Listed 16th Century Farmhouse, sitting in Grounds extending to approx. 60 acres
- The Property comes with a Very Successful Holiday Cottage Business generating a Healthy Income
- Six Bedrooms; Two First Floor Bathrooms/Shower Rooms & Ground Floor Shower Room
- Three Reception Rooms; Office/Study
- Spacious Kitchen/Breakfast Room & Separate Utility Room & Pantry
- Holiday Accommodation Consists of Five Converted Barns
- On Site Swimming Pool/Gym/Games Room & Laundry Room
- A Caravan Club CL Site with Water, Power & Drainage
- A Range of Outbuildings, including Covered Barn deriving Income for Caravan Storage
- Solar Panel Array on a Fixed Income Tariff (FIT)
- The Main House extends to 2,961sq.ft
- Energy Rating: F

What is it you've always dreamed of? Raising your family in the great outdoors, having your own livestock, running a business from home – all of the above? Whatever it is, you can make it a reality at this impressive and versatile property. Set in almost 60 acres of glorious grazing land, you have a wonderful family home in the 16th century farmhouse, five self-catered holiday cottages with plenty of repeat business, a leisure complex with an indoor pool and gym, a number of outbuildings that could be converted, equestrian potential, a real connection to the countryside and a tranquil setting, all on the doorstep of the pretty market town of Halesworth, a short drive from Southwold.

Somewhere Very Special

From the moment you turn into the tree-lined drive, you know you're in for a treat here. This is a beautiful place and has a calm and relaxing feel – but it's also a place where you can have plenty of fun. The oldest part of the main farmhouse dates back to the mid 16th century, with a later 16th century wing creating the L-shape building you can see today. It has a beautiful crowstep gable and a pretty Suffolk pink exterior. Inside you'll find all the character you'd expect, with oak timbers, inglenook fireplaces and more. The house is spacious and surprisingly light, with many of the main rooms being triple or double aspect. The heart of the farmhouse is of course the kitchen, complete with Aga. You can cosy up with your morning cuppa here on cold winter mornings and your dog can get dry and warm again after an early walk. The kitchen and sitting room are both very spacious and ideal for entertaining – something the owners can attest to. After moving up here from London, they have hosted many visits from friends and family here. With six good size bedrooms, plus a sofa bed in what is currently the snug, there's certainly room for a crowd, if you need it. It's also perfect for a large family, or for an active retired couple who love to have family staying in the holidays.





KEY FEATURES

Business Is Booming!

In addition to the farmhouse, if you're looking to take on a business, then there are five fully furnished, self-catering holiday cottages here. Over the past few years, the cottages have been refreshed and upgraded, so you can move in and pick up the reins right from the start. The cottages are graded annually by the AA and Visit England and all have been consistently rated 4* or 5*. They all have woodburners and wide range of facilities, with two of the cottages having their own hot tubs. The indoor pool is a huge draw, but that's not all – there's a large gym, outside play area for little ones, animal petting barn with guinea pigs, rabbits and more, plus a games room. Guests currently have the option to help feed the owners' sheep, goats and ponies too, which has proved popular. The business has its own website and is also listed on various marketing booking sites. It's proving a popular destination for large family celebrations as well as holidays. Many bookings come from returning holidaymakers, and a quick glance at the reviews will tell you why - people love it here. There is lots of scope for you to make the business your own - if that's what you want - you can choose to do as much or as little as you like !

Live Life Your Way

There's plenty here to keep you busy if that's what you're after, but if you want to grow the business, you can do that too. The grounds are home to a number of unused outbuildings that could be developed or converted, increasing your income potential. And with almost 60 acres of grazing land, currently part rented to a local farmer, the only limit here is your imagination. Whether you're a keen equestrian, looking to live the good life, raise your children in a healthy environment with clean, fresh air and plenty of space, or you want to work from home and enjoy a better work/life balance, this will fit the bill.

Plenty To Enjoy

The farm sits in the Blyth Valley, a relatively unknown but incredibly beautiful area of countryside just inland from the Suffolk Heritage Coast. There are walks aplenty, cycle routes and bridle paths, all waiting to be explored. You'll see a huge variety of birds and wildlife, spectacular sunrises and sunsets and gorgeous clear, starry skies. It's a world away from the hustle and bustle of city life, yet the charming market town of Halesworth is only two miles from here, so you have everything you need just a few minutes' drive from your front door. The coastline has plenty to offer too, whether that's taking your binoculars to Minsmere to spot rare birds, strolling through the heather on the dunes at Dunwich, crabbing at Walberswick or enjoying the pier at Southwold. Whether you choose to stay home on the farm or get out and about across the area, there's always something to do here. It may be quiet, but there's never a dull moment!

















THE HAYLOFT





HOGS CORNER & HARVEST KEEP





SWALLOWS REST





BLYTH'S VIEW











Please wash
your hands
after feeding
the animals



INFORMATION



On The Doorstep

Steeped in the history of brewing, malting and agriculture, Halesworth in modern times is a wonderful mix of old buildings and new. These days you will find doctors, dentists, schools and antique shops, pubs and The Cut, theatre and café as well as the thriving Thoroughfare where you can find everyday shopping, coffee shops, hardware, independent butchers, grocers and local pubs

How Far Is It To?

Cookley is around 2 miles south west of the town of Halesworth and just over 12 miles south of Bungay. The valley town of Bungay is a picture postcard dream with a great selection of shops, pubs and places to visit. The Broads National Park can be accessed at Beccles with over three hundred kilometres of open water and the Suffolk Heritage coast with the quintessentially English seaside town of Southwold is just 10 miles away.

Directions - Please Scan QR Code Below

Leaving Halesworth from the south, take the exit at the Coop roundabout onto the London Road signposted to the A144 and A12 for Ipswich. Keep driving straight ahead, continuing on this road as it becomes Walpole Road/B1117 towards Walpole and Heveningham. Continue for approx. 1.5 miles until you reach a sharp left hand bend in the road, and at this point turn right onto Cookley Street. Continue along this road up and round a few bends for approx. 0.5 mile and the entrance to the property will be clearly signposted on the right hand side. Continue up the tree lined drive to find the pink farmhouse at the top of the drive.

Services, District Council and Tenure

Oil Central Heating to the Main House, Mains Water, Private Drainage via Water Treatment Plant

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

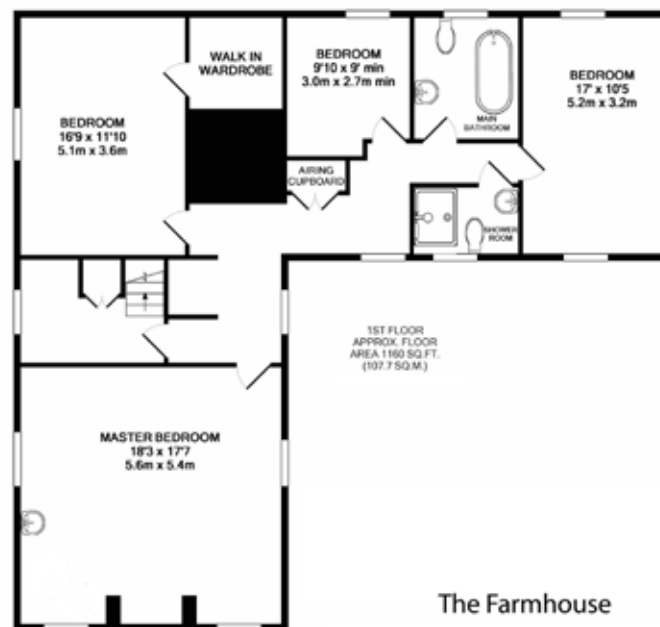
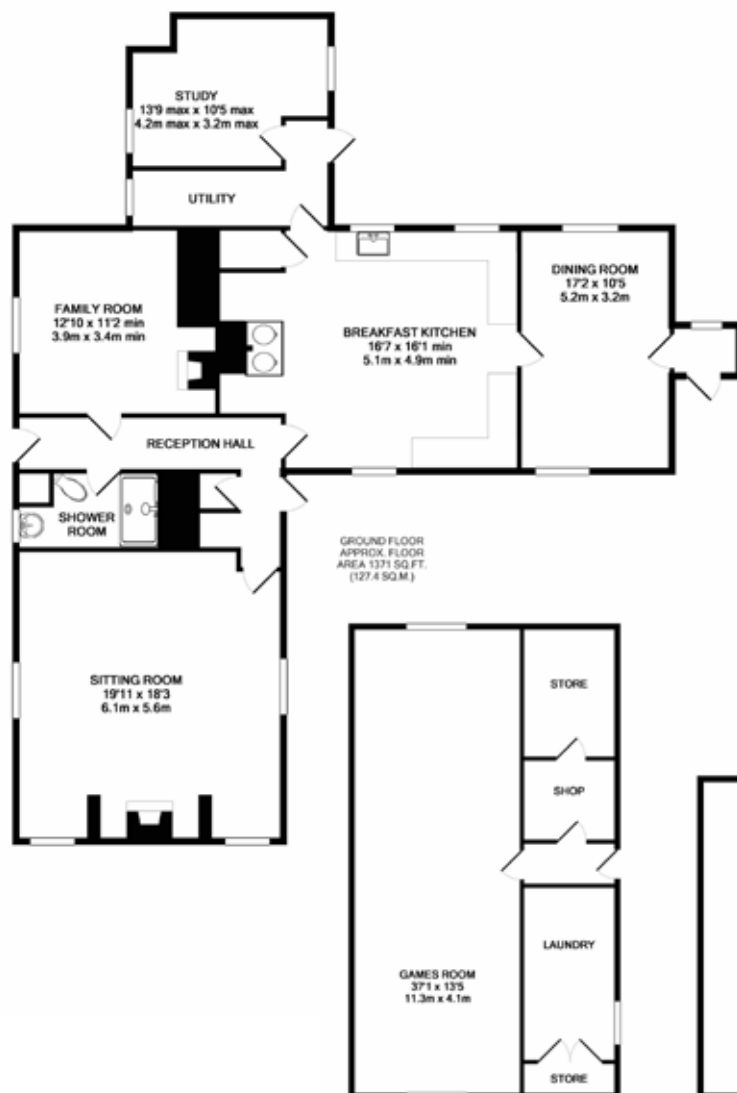
Please see www.checker.ofcom.org.uk

East Suffolk Council - Band F

Freehold



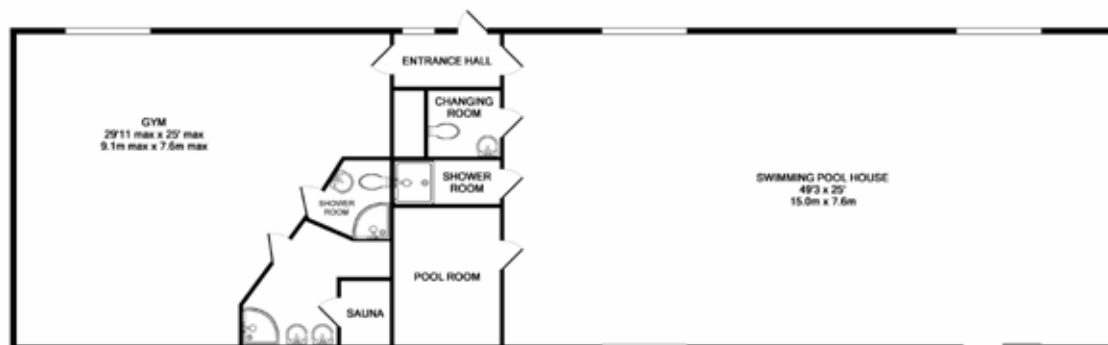




The Farmhouse

TOTAL APPROX. FLOOR AREA 2961 SQ.FT. (275.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Leisure Buildings

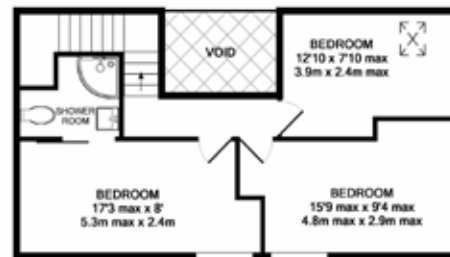
TOTAL APPROX. FLOOR AREA 2978 SQ.FT. (276.7 SQ.M.)



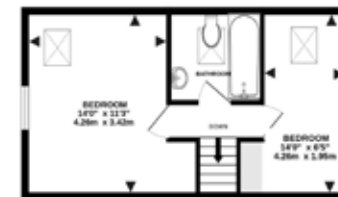
Harvest Keep Grnd



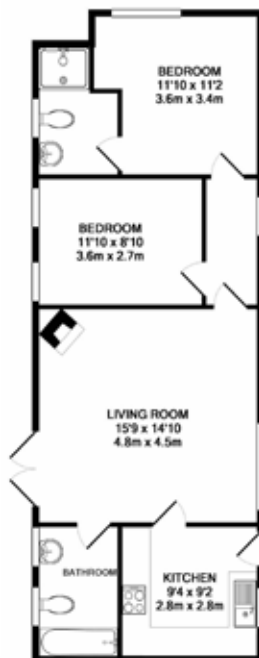
Hogs Corner



Harvest Keep 1st



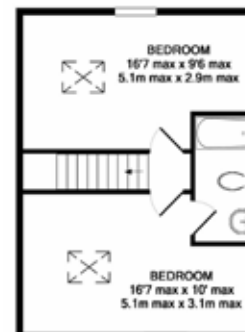
The Hayloft 1st



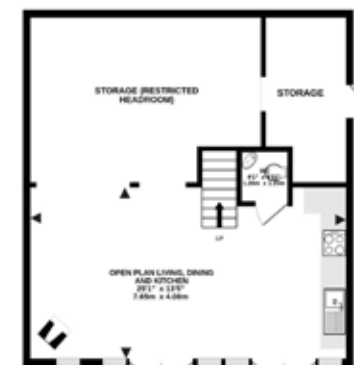
Swallows Rest



Blyths View Grnd



1st



The Hayloft Grnd

TOTAL APPROX. FLOOR AREA 4151 SQ.FT. (385.6 SQ.M.)

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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