

2 Grove Farm
Cottages Hall Road
Spexhall
Halesworth



2 Grove Farm Cottages Hall Road

Guide Price £500,000

The spacious cottage with panoramic field views..

Welcome to 2 Grove Farm Cottages in Spexhall. As you enter through the front door, you are greeted by a bright and welcoming entrance hall with access to both the sitting room and dining room, as well as the staircase to the first floor. To the right is the sitting room, which offers a captivating space with triple-aspect windows that flood the room with an abundance of natural light with excellent views over the rear garden, bi-fold doors opening to the side patio, and windows to the front. This room exudes a sense of tranquillity and spaciousness, making it a perfect place to relax. To the left of the hall through a delightful, stripped Pine door, you'll find the open-plan dining room and kitchen. This generous space features a window with views of the front garden, a decorative fireplace, and a beautifully crafted bespoke kitchen with hardwood countertops. The kitchen itself is well-equipped with modern appliances, including a Belfast sink, a range cooker, and ample storage space. Under the stairs you will find a cupboard housing the water tank and heating system for the air source heat pump, as well as additional storage space. Adjoining the kitchen is a lovely seating area with large French doors that lead out to the patio and a perfect place to sit and enjoy breakfast and the views of the garden. From here you will also find a pantry with further storage space, and a utility room with space and plumbing for a washing machine with a continuation of hardwood countertop over and wall units. From here you have further access into the rear garden for added convenience. From the utility room you will find the downstairs shower room, which offers a 3-piece suite comprising of a large corner shower, hand wash basin with vanity unit, and a W/C, as well as underfloor heating. Upstairs, the first room on the right is another bright and airy space which serves as the master bedroom with space for a King-size bed and additional furniture, and benefits from triple aspect windows with panoramic field views. Bedroom two offers another spacious room with plenty of space for a double bed and additional furniture, with the added benefit of a built-in storage cupboard, as well as further picturesque views to the front aspect. The family bathroom boasts a further modern 3-piece suite comprising of a P-shaped bathtub with a handheld shower over, glass shower screen, and stone effect Aqua panels, as well as a hand wash basin and W/C. The final bedroom, which is currently set up with bunk beds, a great space for a potential home office or guest room. You will also find a sizeable cupboard off the landing which provides fantastic extra storage space. Externally, the property radiates a picturesque cottage aesthetic with an abundance of charm. To the front of the property you will find a mature, enclosed garden, with off-road parking and a detached double garage with 8 solar PV panels to the right. Moving to the rear, you will find a mature and secluded garden with a charming patio that can be accessed via the bi-fold doors from the lounge, a back door to the garage, and a further patio from the kitchen/dining room. Further into the garden you will find a large vegetable patch, which has been well-designed and secured with fencing to offer the perfect haven for those with green fingers! Beyond this you will find the Summerhouse, of which offers great versatility to be used as a potential Studio or Home Office, and has been thoughtfully designed with power, lighting, insulation, and double glazing, to make useable space year-round. Further to this is a timber greenhouse and brick shed providing great storage for all those garden tools! The property further features a septic tank with an aerator for compliance, as well as the air source heat pump, for energy efficiency.

Agents notes...

A pre-recorded walkaround tour is available for this property Council Tax Band B Up to date EPC to follow

Local Authority

East Suffolk

Council Tax Band B

EPC Rating C



TOTAL FLOOR AREA: 1768 sq.ft. (164.2 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.
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