

1 Church Farm
Lane
Halesworth
IP19 8SY



1 Church Farm Lane

Offers Over £375,000

The picturesque Grade II Listed cottage...

Welcome to 1 Church Farm Lane, a truly unique property steeped in character and charm. As you approach the property, you'll immediately notice its picturesque surroundings. Situated just a stone's throw away from St Mary's Church, with the marketplace and thoroughfare within a short walking distance, this property offers a secluded yet convenient location.

The property itself boasts distinctive features, with all of its timber windows, doors, and fittings custom-designed and handcrafted by the previous owner—an architect with a keen eye for detail, who also studied fine art. From timber Oriel windows to small bay windows, each element of this home exudes a sense of craftsmanship and history.

Moving through the property, you'll find a delightful patio area leading to a private rear garden adorned with mature apple trees. The interior of the house is just as captivating, with a blend of old-world charm and thoughtful design evident in every room. From the handmade timber details to the unique features like beautifully constructed staircases and a bright garden room overlooking the lush surroundings, every corner of this property tells a story.

The main reception rooms are spacious and inviting, with handmade furnishings and intricate details adding to the overall allure. Dual-aspect windows flood the rooms with natural light, creating a warm and welcoming atmosphere throughout. The property features three bedrooms, each offering a comfortable retreat with handmade furniture and bespoke touches.

Whether you're admiring the views from the Oriel window of bedroom one or enjoying the cosy ambience of either of the reception rooms, 1 Church Farm Lane is a place where history and modern living harmoniously blend together. With the potential to separate parts of the property into independent living spaces and the opportunity to add your personal touch, this house offers endless possibilities for its new occupants. A visit to 1 Church Farm Lane is sure to leave a lasting impression of a home filled with character, craftsmanship, and a touch of whimsy.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

Parking permits are available from St Mary's Church to park opposite

Local Authority
East Suffolk

Council Tax Band E

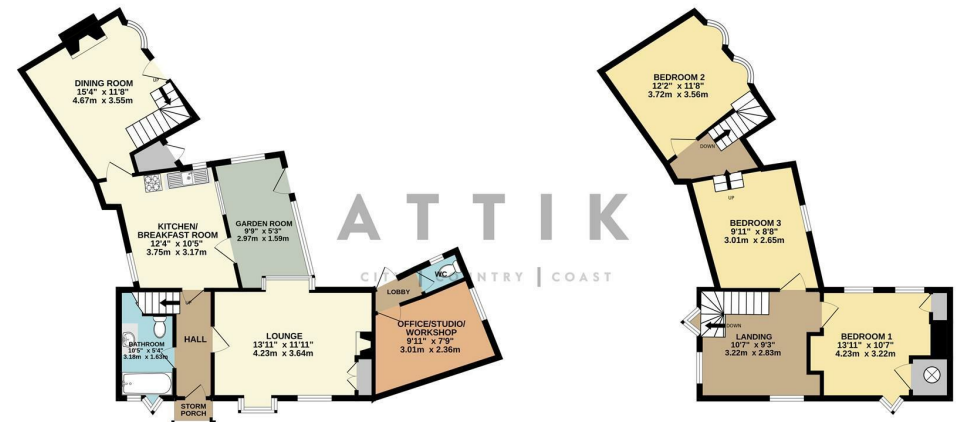
EPC Rating



Contact
01986 899532
enquiries@attikccc.co.uk
www.attikccc.co.uk

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 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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