

Wissett Road
Halesworth
IP19 8PU



Wissett Road

Guide Price £600,000

THE COTTAGE ON A TWO ACRE PLOT...

It is extremely unusual to find a property like Willow Tree Cottage on such an extensive plot, yet so close to Halesworth (less than a mile from the station, and less to the centre of town). Beautifully presented, this is a handsome chalet-style home set in an exquisite two-acre plot, with views over neighbouring fields. Planning permission (now expired) has been granted for a second property on the site, and the potential exists to re-apply.

Downstairs a generous hallway currently accommodates a wardrobe and bookcase, and leads into the kitchen and dining room, a downstairs WC and shower, a dual aspect lounge and a fourth bedroom/study to the front. Doors are all stripped pine and there is a farmhouse feel throughout, although much of this is down to the current owners' furniture and so could easily be changed if not to your taste. Views over the stunning rear garden have been maximised throughout the house, whether washing up in the kitchen, doing your laundry in the utility room or relaxing in the dual aspect sitting room. Kitchen, utility and sitting room all have direct access to the garden. The kitchen has ample storage, a double oven and integrated appliances and could easily accommodate a breakfast table. However, there is also a large separate dining room next door, facing the willow tree in the front garden from which the cottage takes its name. The utility room not only houses the boiler, washing machine, tumble dryer and butler's sink but is currently used for an additional freezer, coat and boot storage and there is still room for more. The sitting room with feature fireplace is large and bright, the windows at the front and the double doors to the garden at the back ensuring day long sunlight and garden views in both directions. Upstairs there are two similarly large bedrooms at both ends of the property, bedroom one with built-in wardrobes. Both are dual aspect, with dormer windows to the front and spectacular views over the garden to the back. Bedroom three is smaller, but still a double, once again with views over the garden and fields beyond. The upstairs bathroom is fully tiled with bath (currently no shower, but there is a shower downstairs), WC and handbasin. The landing has room for seating or storage, with a dormer window and views to the front. The outside space is truly exceptional. The cottage is set back off the road with a large front garden, minimising any road noise. A double garage with storage and workshop at the rear has ample space either side for access to the garden. Walking through to the back, it isn't hard to see why the current owners have lived here for the last 38 years. The south-west facing garden stretches as far as the eye can see, down to a wooded copse at the bottom. A stream meanders along the boundary where there are mature maple and sweet chestnut trees. The L-shaped lawn would easily lend itself to fencing off one acre for animals, whilst still leaving ample garden for the house. It's a private, tranquil setting and hard to believe you are so close to the amenities of Halesworth. Willow Tree Cottage is a low-maintenance and handsome property which just needs a little TLC in a few areas to bring it bang up to date. It's also on a plot that's brimming with development potential, stpp, and most definitely an excuse to buy a ride-on lawnmower, or a horse!

AGENTS NOTES...

A pre-recorded walkaround tour is available for this property. Council Tax Band E
An overage of 25% will be applied should an additional dwelling be constructed on the plot. Please call the team to discuss
Planning permission was granted to build an additional bungalow on the plot where the double garage is now - this has expired.

Local Authority
East Suffolk Council
Council Tax Band E
EPC Rating D

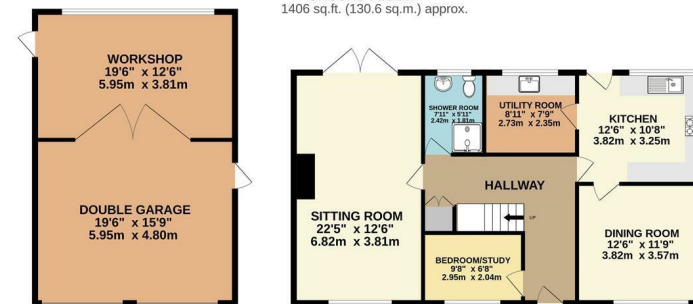


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1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



GROUND FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



TOTAL FLOOR AREA: 1995 sq.ft. (183.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measured areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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