

1 Harleston Road
Linstead
Halesworth
IP19 0LE



ATTIK
CITY | COUNTRY | COAST

1 Harleston Road

Guide Price £400,000

The beautiful characterful home on a great plot...

A charming and beautifully presented countryside cottage with generous gardens, flexible living spaces, and rural surroundings—perfect for modern family living with a touch of character.

This delightful semi-detached cottage offers a rare opportunity to enjoy village life while remaining just a short drive from the well-served towns of Halesworth and Harleston. With open fields to the rear and beautifully maintained gardens to the front, side and back, the setting is simply enchanting.

As you approach the property, you're greeted by a gravelled driveway with space for three vehicles, leading to a charming enclosed garden area. The former garage, now repurposed as a store or potential home office/workshop, sits to the side, surrounded by mature borders, reclaimed brick pathways, and delightful outdoor seating areas. A small wildlife pond and an impressive vegetable garden with greenhouse, compost area, and potting shed complete this garden oasis—truly a paradise for green-fingered buyers.

Inside, the accommodation is spread over three thoughtfully arranged floors. The heart of the home is the light-filled kitchen/breakfast room, featuring dual-aspect garden views, sleek quartz-style worktops, integrated appliances, and space for dining and even a cosy armchair. The entire property benefits from modern electric heating, with programmable Bluetooth-controlled radiators throughout.

The ground floor also offers a study/bedroom (currently used as a food prep area), a spacious shower/utility room, a cosy snug with wood burner, a lounge, and a versatile garden room with French doors to the rear—ideal as a second lounge, work-from-home space, or even a fourth bedroom.

Upstairs, the first floor comprises two generous double bedrooms, including the principal suite with an adjoining dressing room (formerly a bedroom), and a beautifully finished family bathroom with traditional fittings and countryside views through a Velux window.

Ascend the paddle staircase to discover a great dual-aspect attic room, currently used as a music room. This top-floor retreat offers superb views over the surrounding landscape.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band C

EPC Rating



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



TOTAL FLOOR AREA: 1489 sq.ft. (138.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metropix G2025