

1 Waterworks  
Cottages Mells  
Road  
Walpole



# 1 Waterworks Cottages Mells Road

## Guide Price £350,000

### The spacious one family owner home...

This charming property at 1 Waterworks Cottages in Walpole presents a rare opportunity to own a generously extended family home. Exclusively inhabited by one family since it was built 70 years ago, this residence offers a unique blend of countryside tranquility while being conveniently close to Halesworth. Set on a splendid mature private plot, the house boasts an array of desirable features.

The ground floor of the property boasts remarkably spacious living areas, including a well-appointed kitchen/breakfast room that welcomes you through a front stable door. The kitchen is equipped with bespoke shelves and cabinets, dark hardwood worktops, a handmade butchers block, twin bowl ceramic sink, and a large range cooker with an extractor. The delightful slate floor tiles and space for a dishwasher and fridge/freezer complete this heart of the home. Moving through the house, you'll find a cosy lounge/diner at the rear with a large window and French doors opening to a fantastic veranda. This room also features a beautiful ornate fireplace and ample space for various activities, from dining to relaxing. The property also features a snug/utility room, a spacious WC cloakroom, and a family bathroom with a bath and a generous shower enclosure with traditional fittings. Throughout the home, you'll find original stripped pine internal doors, adding character and charm.

The upper level hosts three inviting bedrooms, two doubles and a single, with stripped floorboards and ample space for all. Bedroom one showcases bespoke cabinetry flanking the chimney, offering attractive and practical storage solutions.

Externally, the property offers off-road parking for two cars, a large sandstone patio, and a private enclosed lawn surrounded by mature trees and hedges. A veranda off the lounge/diner provides a perfect spot for entertaining guests or unwinding outdoors. Additional highlights include a tree house/boat nestled in a large conifer tree, and a sizeable insulated workshop that could serve as a home office, or further accommodation (stpp).

Conveniently located just a short drive away from Brampton and Halesworth, residents can easily access essential amenities, primary schools, shops, pubs, and healthcare facilities. Furthermore, the renowned Heritage Coast, boasting picturesque destinations like Dunwich, Southwold, and Walberswick, is just a 20-minute car journey away, offering endless opportunities for leisure and exploration.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band A

EPC to follow

Local Authority

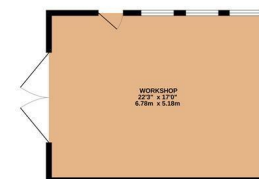
East Suffolk

Council Tax Band A

EPC Rating



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TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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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