



## Cookley, Suffolk

Guide Price £550,000

- NO ONWARD CHAIN
- Off Road Parking Via Driveway and Cartlodge
- EPC - B
- Open Plan Living Area with Patio Doors To Rear
- Dual Aspect Throughout
- Four/Five Bedrooms
- Utility and Downstairs W.C

# Cookley Street, Cookley

**\*NO ONWARD CHAIN\*** This striking energy efficient four-bedroom detached home blends rustic charm with a bold Manhattan loft twist. Surrounded by sweeping panoramic field views, the property offers an open, airy layout designed for modern living. The spacious ground floor features a flowing living and dining area centred around a freestanding wood-burner with oak flooring and patio doors leading to the rear garden, while the stylish kitchen boasts dual-aspect windows that flood the space with natural light. A separate utility room, W.C., and a versatile office or fifth bedroom complete the ground floor. Upstairs, the generous landing leads to four bedrooms, including a light-filled principal suite with dual-aspect windows and a sleek ensuite shower room. A contemporary family bathroom with a three-piece suite serves the remaining bedrooms. Outside, a characterful double cartlodge and a brick built water well add the finishing touches to this unique countryside retreat



Council Tax Band: B



## LOCATION

Cookley is a peaceful rural village in East Suffolk, just three miles from Halesworth, offering a timeless countryside setting. Surrounded by rolling farmland and woodland, the village features the historic 12th-century church of St Michael and All Angels and a scattering of traditional cottages. With its quiet charm and deep roots in Suffolk's agricultural heritage, Cookley is ideal for those seeking a tranquil, characterful location within easy reach of local market towns

## LIVING AREA

The open-plan living and dining area is the heart of the home, combining village charm with a contemporary edge. Designed to maximise light and space, this beautifully zoned area features large windows framing sweeping field views and a freestanding woodburner that adds warmth and character. With ample room for both relaxed lounging and formal dining, the space offers flexibility for everyday living and entertaining alike. The materials and thoughtful details nod to an industrial loft style, while the open layout maintains a seamless connection to the adjoining kitchen, enhancing the sociable, airy atmosphere

## KITCHEN

The kitchen continues the home's stylish open-plan feel, offering a bright and functional space with a modern edge. Dual-aspect windows bring in an abundance of natural light and frame views of the surrounding countryside. Well-equipped for everyday cooking and entertaining, it features an electric hob, built-in oven, and an integrated extractor fan, all set within clean-lined cabinetry that complements the home's loft-inspired character. Seamlessly connected to the living and dining area, the kitchen is both practical and sociable—perfect for family life or hosting guests

## UTILITY AND W.C

The utility room offers a practical extension of the kitchen, fitted with additional cabinets, a sink, and space for laundry appliances—ideal for keeping household tasks tucked away from the main living area. A patio door opens directly to the rear garden, making it easy to step outside or manage muddy boots and pets. Adjacent to the utility is a conveniently located W.C., featuring a toilet and sink, perfect for guests and everyday use. Together, these spaces enhance the home's functionality while maintaining its stylish, well-planned design

## OFFICE / FIFTH BEDROOM

The office room offers a quiet and versatile space, ideal for remote working, study, or use as a fifth bedroom. Positioned to the side of the property, it enjoys peaceful field views that provide a calming backdrop throughout the day. Generously sized and filled with natural light, this room blends practicality with the home's tranquil countryside setting, making it a flexible addition to suit a range of lifestyles

## FIRST FLOOR LANDING

The first-floor landing is an impressive feature in its own right—spacious and filled with natural light, thanks to thoughtfully placed windows. The galleried-style staircase adds a sense of architectural interest, creating an airy, open feel that enhances the home's loft-inspired character. This generous landing not only connects the upstairs rooms but also provides a versatile space that could be used for reading, relaxing, or displaying artwork

## BEDROOMS

Upstairs, the home offers four well-proportioned bedrooms, each thoughtfully designed to make the most of the surrounding countryside views and natural light. The principal bedroom is a standout feature, with dual-aspect windows that flood the room with daylight and offer sweeping field views, along with a modern ensuite shower room. The second bedroom benefits from a private door leading directly into the family bathroom, creating an ideal guest suite feel. The remaining bedrooms are spacious and versatile, perfect for family, guests, or additional workspace, all continuing the home's blend of comfort and contemporary style

## BATHROOMS

The property features two well-appointed bathrooms designed with both style and functionality in mind. The principal ensuite offers a modern shower room with sleek fittings, serving the main bedroom in comfort and privacy. The spacious family bathroom includes a three-piece suite comprising a large bath with shower over, a W.C., and a sink, along with built-in storage for added convenience. A Velux window allows natural light to pour in, creating a bright and inviting space that's perfect for daily routines or relaxing soaks. A private door from the second bedroom adds flexibility and an ensuite-style feel.

## OUTSIDE

Outside, the property is beautifully set amidst expansive panoramic field views,

creating a serene and private countryside retreat. A driveway offers ample off-road parking for multiple vehicles, complemented by a charming cartlodge that provides covered parking and additional storage. The original water well adds a unique, rustic touch, enhancing the home's character. The garden provides generous outdoor space to relax and enjoy the peaceful rural surroundings, perfectly completing this stylish and spacious home

### **TENURE**

Freehold

### **OUTGOINGS**

Council Tax Band is currently B but under an improvement flag

### **SERVICES**

Oil, Private Sewerage Treatment Plant, Mains Water and Electricity

### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

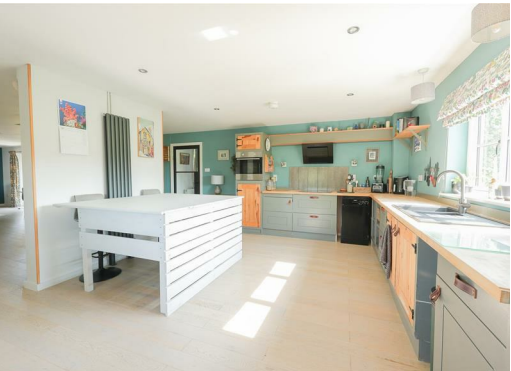
Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

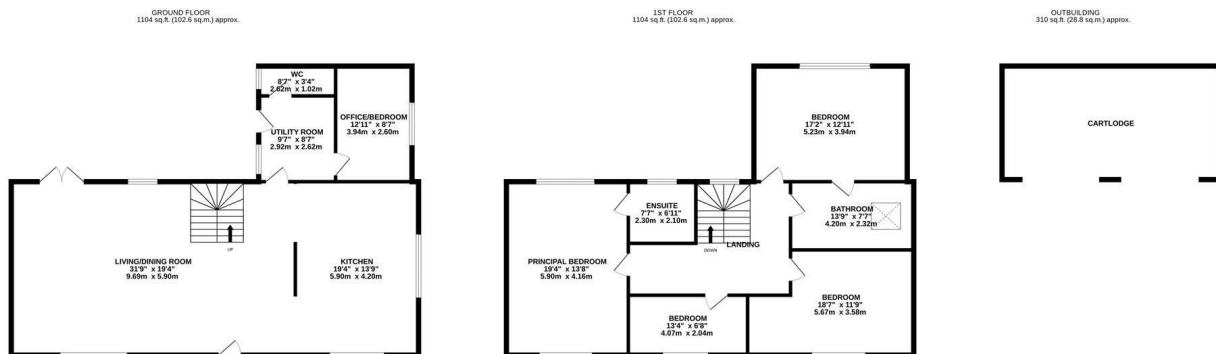
Tel: 01502 442889 Ref: 20876/JD.

### **FIXTURES AND FITTINGS**

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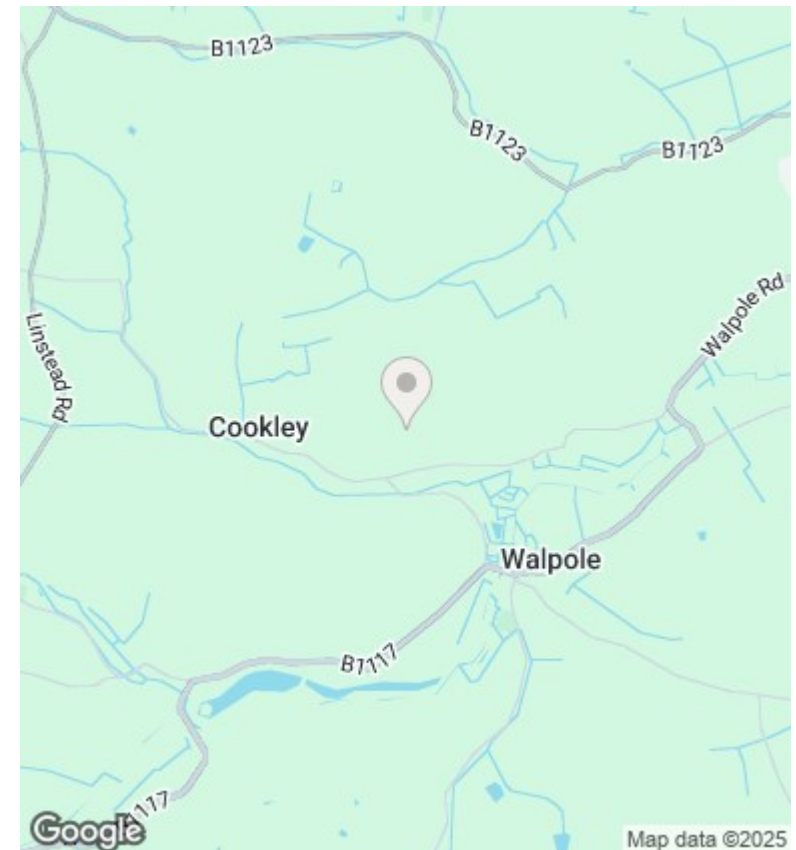




**TOTAL FLOOR AREA : 2518 sq.ft. (233.9 sq.m.) approx.**

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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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 90        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)