

*A charming, semi-detached former Victorian school conversion on the edge of the desirable village of Wissett, near Halesworth.*

Guide Price  
£325,000 Freehold  
Ref: P7077/J

2 Old School Cottages  
The Street  
Wissett  
Halesworth  
IP19 0JH



Entrance hall, 19' sitting and dining room and kitchen.  
Three bedrooms and bathroom.  
Shingled off-road parking area.  
Very private, semi-enclosed rear garden in a delightful village setting.

Contact Us



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## Location

The property will be found on the edge of the delightful rural village of Wissett with Valley Farm Vineyard nearby. The village benefits from being 1.5 miles from Rumburgh Buck pub, which has been awarded Suffolk CAMRA Pub of the Year 2023. Wissett is just 2 miles from the market town of Halesworth which provides many shops, public houses and restaurants, as well as a medical centre, vets and a supermarket. It has a thriving centre for Arts in the community called the The New Cut which is used as a theatre, cinema and for exhibitions and workshops. There are also train links to London's Liverpool Street station via Ipswich.

The Suffolk Heritage Coast with popular destinations such as the well regarded coastal resorts of Southwold, Walberswick, RSPB Minmere (featured in the BBC's Springwatch TV series), Dunwich, Aldeburgh and Thorpeness are all within easy driving distance. The larger town of Beccles, at the southern point of the Suffolk and Norfolk Broads, is approximately 10 miles to the north and offers further facilities.

## Description

As the name suggests, 2 Old School Cottages comprises a charming conversion of a former Victorian school in a semi-rural location on the edge of the village of Wissett.

The conversion and refurbishment of 2 Old School Cottages was undertaken in a very sympathetic manner and retaining much of its Victorian charm. On the ground floor there is an entrance hall with decorative tiled floor with staircase leading up to the part galleried landing, well fitted kitchen and spacious sitting and dining room with fireplace and French doors opening onto the rear garden. On the first floor there is the aforementioned galleried landing, three bedrooms and a bathroom.

Outside there is a shingled parking area large enough for two cars. To the front of Number 2 is a small area of garden, whilst to the rear is a very private, semi-enclosed garden enjoying delightful views across the gently undulating surrounding countryside, that can be accessed from the sitting and dining room. The garden has been laid to grass for ease of maintenance.

The extent of the property being offered for sale is as edged in red on the indicative site plan included within these particulars.

## The Accommodation

### *The House*

### Ground Floor

A wooden front door with leaded light insert opens into the

#### *Entrance Hall*

With staircase rising to the First Floor galleried Landing, tiled flooring, door to useful understairs storage cupboard, radiator and doors off to

#### *Sitting & Dining Room* 19'11 x 17'11 (6.07m x 5.46m)

An impressive reception room with sash windows on the front elevation together with French doors with side light providing a good degree of light and access to the garden. The focal point of the room is the exposed brick fireplace containing the Villager woodburning stove set on a raised brick hearth. Solid oak flooring. Radiators. Wall light points and TV points.







*Kitchen* 10' x 9'4 (3.04m x 2.84m)

With casement window overlooking the front garden and village street. Fitted with a range of cupboard and drawer units with part granite effect worksurface and part Quartz worksurface over incorporating a Twyford butler sink with carved drainer to the side. Recess containing the electric cooker, recess for upright fridge freezer and undercounter recess with plumbing and waste connections for a washing machine or dishwasher. Display cabinets, recess containing a newly installed Worcester oil fired boiler, tiled floor to match the Entrance Hall and radiator.



From the Entrance Hall stairs rise via a Half-Landing with window providing views to the front to the

## **First Floor**

### *Galleried Landing*

With Velux window light, exposed brick walling to part, radiator and doors off to

### *Bedroom One* 18' x 9'8 (5.49m x 2.95m)

A delightful triple aspect double bedroom with sash windows on the gable elevation providing plenty of light and good views of the surrounding countryside. Velux window lights providing additional light, access to roof space and radiators. Wall light points and TV point.



### *Bedroom Two* 10'3 x 9'7 (3.13m x 2.92m)

A double bedroom with partly vaulted ceiling and large Velux window on the rear elevation providing good views. TV point and radiator.





*Bedroom Three* 10'5 x 9'1 (3.18m x 2.77m)

With windows on the side elevation overlooking the village street, partly vaulted ceiling and radiator.



*Bathroom*

With suite comprising panelled bath in tiled surround with mixer tap and shower attachment, pedestal wash basin and WC. Heated towel rail, tiled floor, recessed spotlighting and extractor fan.

**Outside**

2 Old School Cottages will be found along The Street, a short distance to the north-west of the village. The property is approached via a separate independent vehicular access that lead to a shingled parking area. From the parking area a paved pathway leads up to the front door. Beside the property is a partly grassed bank, and a paved area.

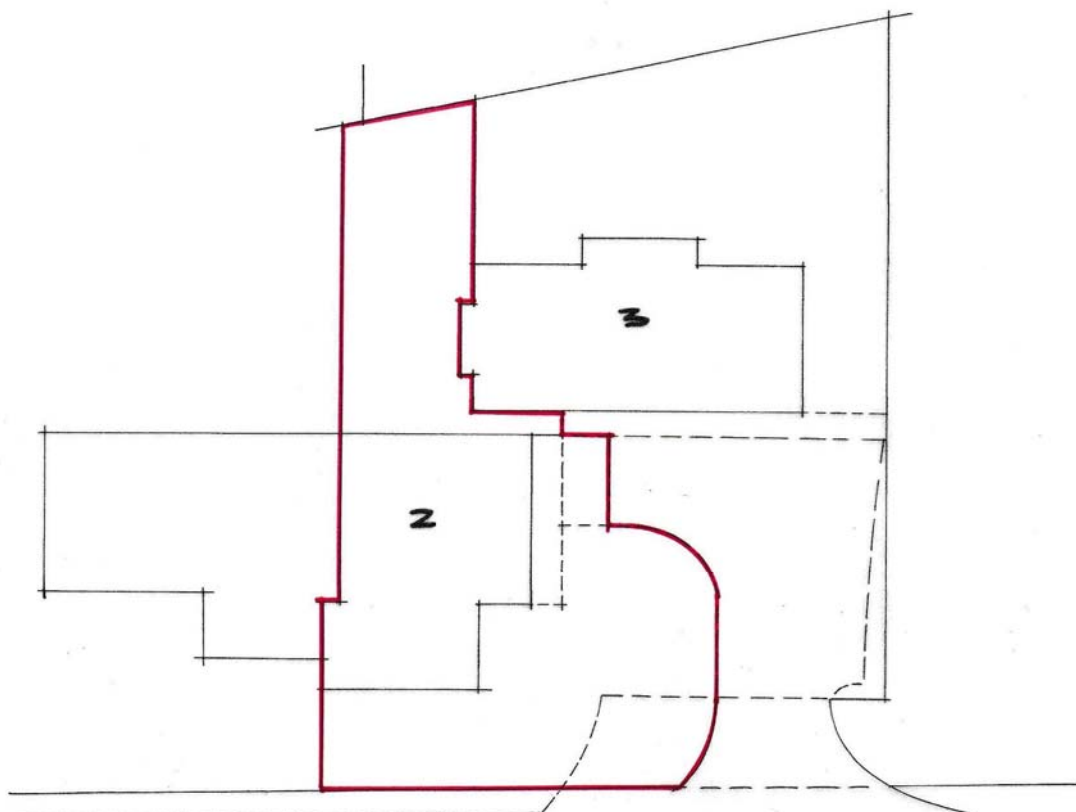
A shingle pathway leads alongside the front of the property beneath the covered walkway. The property can also be accessed from the French doors serving the Sitting and Dining Room. Feature brick steps lead down to the garden, which is laid to grass for ease of maintenance. Within the garden is the private treatment plant that serves both number 2 and number 3 Old School Cottages.







Site Plan - Indicative Only



## 2 Old School Cottages, Wissett

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft

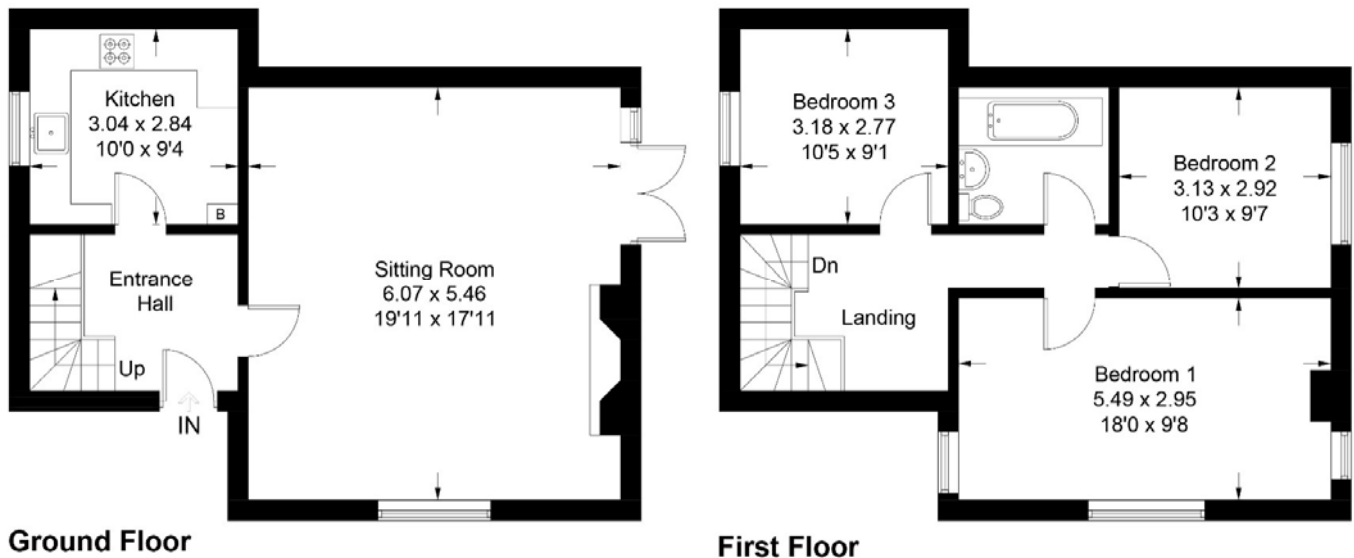


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1250282)

**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity. Shared private drainage system with Klargester Biodisk treatment plant. Oil fired boiler serving the hot water and central heating systems.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (55) (Copy available from the agents upon request).

**Council Tax** Band A; £1,443.57 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The shared private drainage system is located within the garden of number 2. Number 3 will benefit from the rights to drain into the shared treatment plant subject to contributing 50% towards the costs of maintaining, repairing and replacing the system as and when necessary.
4. The low profile steel banded oil tank located in the front verges is a totally new installation including all associated pipework/fittings. Also, the Worcester Greenstar Heatslave II oil-fired combination boiler is a new replacement system complete with flue liner and all relevant components.

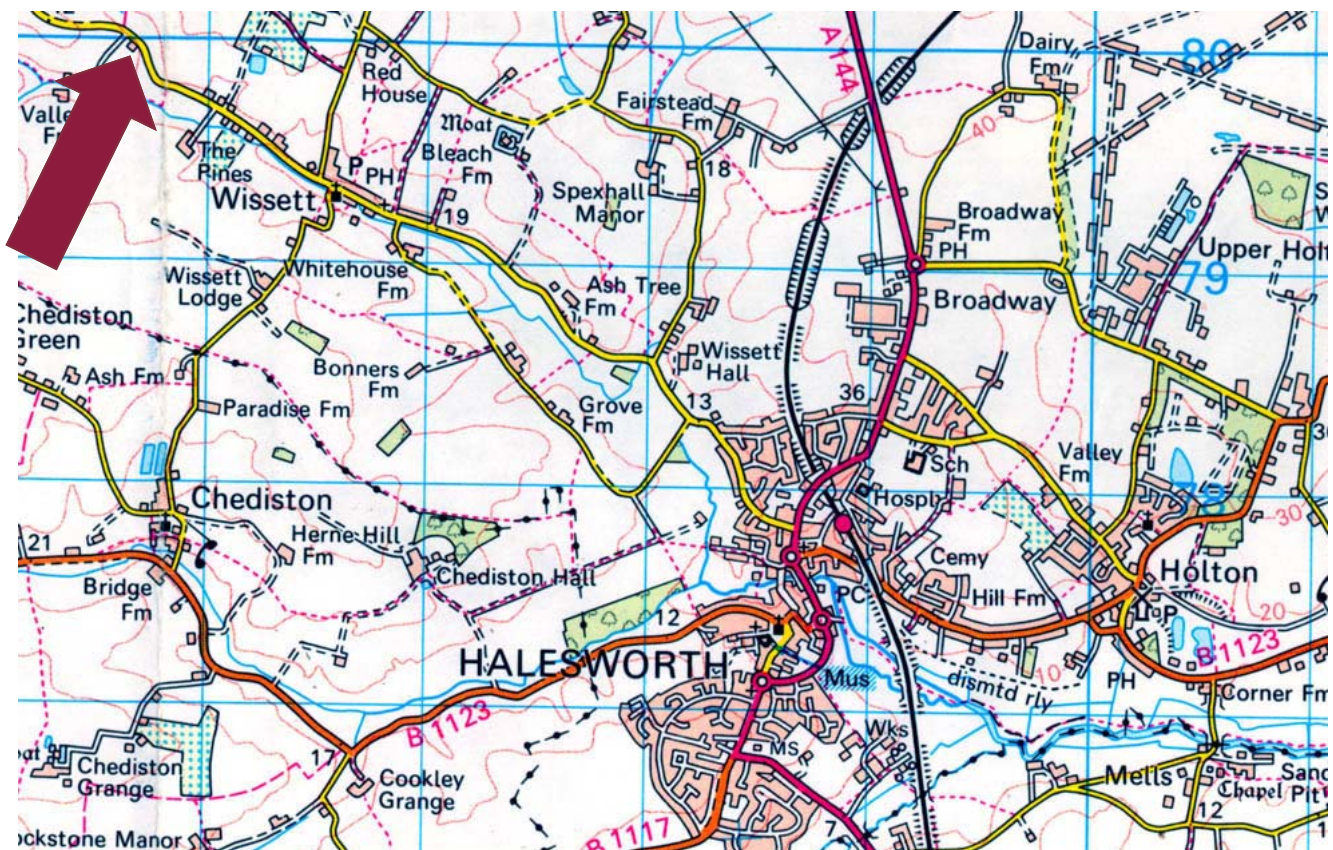
**November 2025**



## Directions

Proceeding in a northerly direction on the A144 turn left (Signposted The S. Elmhams, Rumburgh & Wissett) onto Wissett Road just before Chinnys Sports Bar. Continue along this road into the village. Continue through the village, passing The church on your left and the property will be found on the left hand side after approximately half a mile.

For those using the What3Words app: [///suave.horseshoe.searched](https://www.what3words.com/suave.horseshoe.searched)



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