



*Well Cottage, Church Hill, Walpole,*  
Halesworth, Suffolk, IP19 9AX



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Well Cottage is a four/five bedroom delightful detached period house, brimming with character and sitting in an elevated position in wonderful mature gardens of over 1 1/2 acres in the centre of the village.

Accommodation comprises:

- Front Entrance Porch
- Sitting Room & Library
- Dining Room
- Kitchen & Utility
- Study
- Ground Floor Shower Room
- Conservatory
- Master Bedroom with En-suite
- Three further Bedrooms
- Office (former bedroom)
- Bathroom
- Oil Central Heating & Hot Water & Electric Heating from Solar Panels
- Wonderful Gardens of Over One and Half Acres of Lawns Interspersed with Shrubs and Flower Beds, a Large Variety of Mature Trees and a Woodland Area
- Large Log Cabin
- In and Out Driveway and Garage with Plenty of Parking on the Large Brick Weave Front Drive



### The Property

Believed to date back to the 1850's and formally more than one dwelling, the property has been in the same family for many years and has been well maintained and extended over time. This house offers very versatile accommodation with four reception rooms and a large conservatory, along with a well fitted kitchen, utility room and shower room on the ground floor. off the spacious landing on the first floor are four bedrooms, the master being particularly spacious and benefits from an en-suite shower room and a good range of wardrobes. A further bedroom currently houses the solar panel controls along with a large airing cupboard and would make a good office. The house sits back from the road in an elevated position in the middle of this popular village and enjoys views to the rear over its wonderful mature private gardens.



## Gardens

The house is approached via an 'in and out' brick weave drive which takes you past the property to a single garage and then returns to Church Hill. The deep frontage is well planted with shrubs and trees. The large gardens are found behind the house and then run behind the neighbouring properties where there is vehicular access from Bramfield road to the rear of the plot. The gardens have been well planted over the years and now have many types of mature trees with a woodland area, lawns are interspersed with shrub and flower beds, a pergola with climbers, fruit trees and bushes, wildlife pond and patios to sit and enjoy the wonderful plot. There is a large log cabin, a greenhouse, garden shed and two log stores.

## Location

The property is situated in the village of Walpole, just two miles from the market town of Halesworth. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



### Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Mains water, electricity and drainage. Oil fired central heating and solar panels for hot water and electric heating.

### Local Authority

East Suffolk Council

Tax Band: F

Postcode: IP19 9AX

EPC: C

### Agents Note

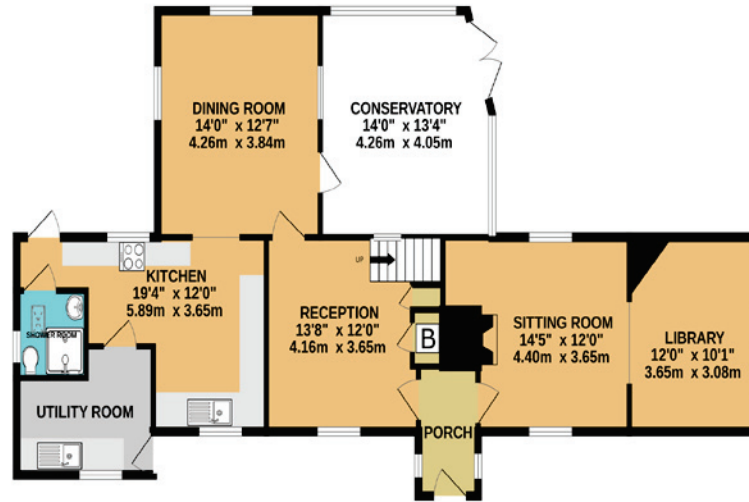
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

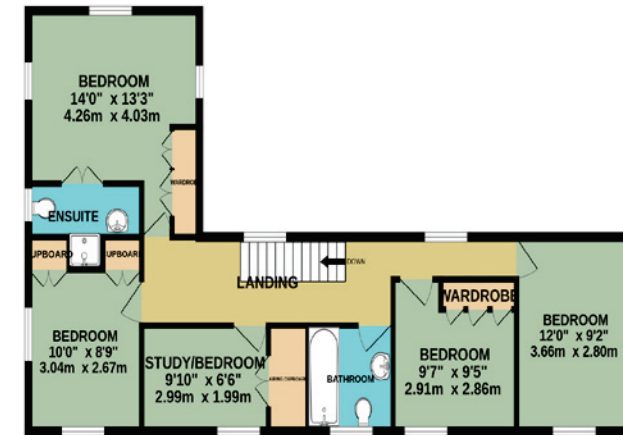
Vacant possession of the freehold will be given upon completion.

## Guide Price £700,000

GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 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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## To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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