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Pear Tree Farm, Grays lane, Wissett
Halesworth, Suffolk, IP19 0JR

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Situated in a wonderful rural location this stunning restored Grade II Listed Farmhouse offers two large reception rooms and a 20ft spacious office/studio, a snug and four generous double bedrooms. Set in grounds of approximately 2/3 acre.

Accommodation comprises:

- Two large reception rooms with fireplaces
- Country kitchen/diner with an Aga
- Exceptionally spacious third reception room currently used as a studio/office
- Utility & shower room
- Rear snug and stairs to fourth bedroom - a brilliant option for guests or relatives
- Four large double bedrooms
- Family bathroom with shower and a bath tub
- Full of rustic character from the 16th Century and an elegant Georgian addition to the front
- Oil-fired central heating & oil-fired Aga
- Grand 'in and out' circular driveway with plenty of parking
- Approximately 2/3 acre attractive plot
- Cart lodge - ripe for developing, subject to planning consents



The Property

The Georgian part of the house is to the front where the entrance door is framed by pilasters and a pediment and leads directly into the first reception room. This inviting room offers many original features including a deep sash window with shutters, an open fireplace and an elegant Georgian staircase. The second reception room to the left of the front door also has an attractive sash window and an open fireplace. Reception room three is a more recent extension with windows overlooking the rear and double doors to the garden, this currently provides the owners with a very large office/studio. The attractive country style kitchen is in the 16th Century timber framed portion of the house, and offers an abundance of character including an inglenook fireplace housing an oil-fired AGA cooker and quarry tiled floor. Beyond a porch/small boot area is the generous sized utility room, also a traditionally styled shower room.

Off the light and airy front landing are two double bedrooms with deep sash windows overlooking the front garden and field views beyond. Another door leads into the 16th century timber framed portion of the house where there is a second landing and the main bathroom with a walk-in shower and a bath tub. Beyond is bedroom three which has a double aspect and attractive original oak floor and feature beams, Bedroom four to the rear of the house is also accessible via a second staircase from the snug/fifth bedroom below, which is fitted with a wood-burning stove. These two rooms makes this private area a great option for relatives or guests. All of the bedrooms are a generous size and the house has been beautifully restored preserving the properties period features but also creating a comfortable home.



Outside

Pear Tree Farm sits in the middle of attractive grounds, in this wonderful rural location, consisting of a large pond with many mature trees including a variety of fruit trees and a wild flower meadow. The lawned garden to the front with its grand 'in and out' driveway, offers parking for several cars. The overall plot amounts to just under 2/3 acre.

There is also a large detached cart lodge, currently used as a store, but subject to securing the relevant planning consents could be remodelled to provide further accommodation.

Location

The property is situated in a quiet lane on the outskirts of the village, around 2 miles from the market town of Halesworth which provides many independent shops, a primary schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. Located a short drive to the unspoilt heritage coastline with the lovely beaches of Southwold and Walberswick.



Fixtures and Fittings

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

Services

Oil-fired central heating with an oil-fired Aga and a wood-burning stove.

Mains electric. Private sewerage and water.

Local Authority:

East Suffolk Council

Tax Band: F

Postcode: IP19 0JR

EPC: E

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: £750,000



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.



HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk