



2 GROVE FARM COTTAGES

SPITEXHALL, IP19 0RR



2 Grove Farm Cottages is situated in a quiet spot, surrounded by field views and offers a wonderful garden with outside studio, three bedrooms, a double garage and plenty of ground floor accommodation!

Stepping through the front door of 2 Grove Farm Cottages, you are welcomed into the entrance hallway that provides access to the first floor and ground floor reception rooms. To your right is the sitting room which is a light filled space and benefits from triple aspect views and a tri-fold door leading out to the garden. To the left of the entrance hallway is the kitchen/dining room. The kitchen benefits from bespoke country cabinets, space for white goods and a useful pantry cupboard. In addition, there are patio doors leading out to the garden, ideal for indoor/outdoor living. Off the kitchen area is a useful utility room and ground floor bathroom that boasts a shower, basin and toilet. A door from the utility also provides access to the outside. Upstairs on the first floor are three bedrooms. Bedroom one is a generous size double room, with triple aspect views over the garden and countryside beyond. Bedroom two is another double room and bedroom three is a single/small double. The main bathroom boasts a bath with shower over, basin and toilet.

Outside there is off road parking to the front aspect with the addition of a double garage. The garden to the rear of the property has been well planted by the current owners and boasts different areas of interest such as a vegetable garden, patio area, brick built shed, greenhouse and a range of mature shrubs and trees. In addition, there is a large outside studio with electricity supply which is ideal for those working from home or alternatively, for visiting guests.

SERVICES - Mains water and electricity are connected to the property. Heating is provided for by way of an air source heat pump. There are LPG gas bottles connected to the property. There is also the benefit of solar panels. Drainage is via a private treatment plant. (Durrants has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order).

LOCAL AUTHORITY - East Suffolk Council – Tax band B

EPC - C

TENURE - Freehold

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.



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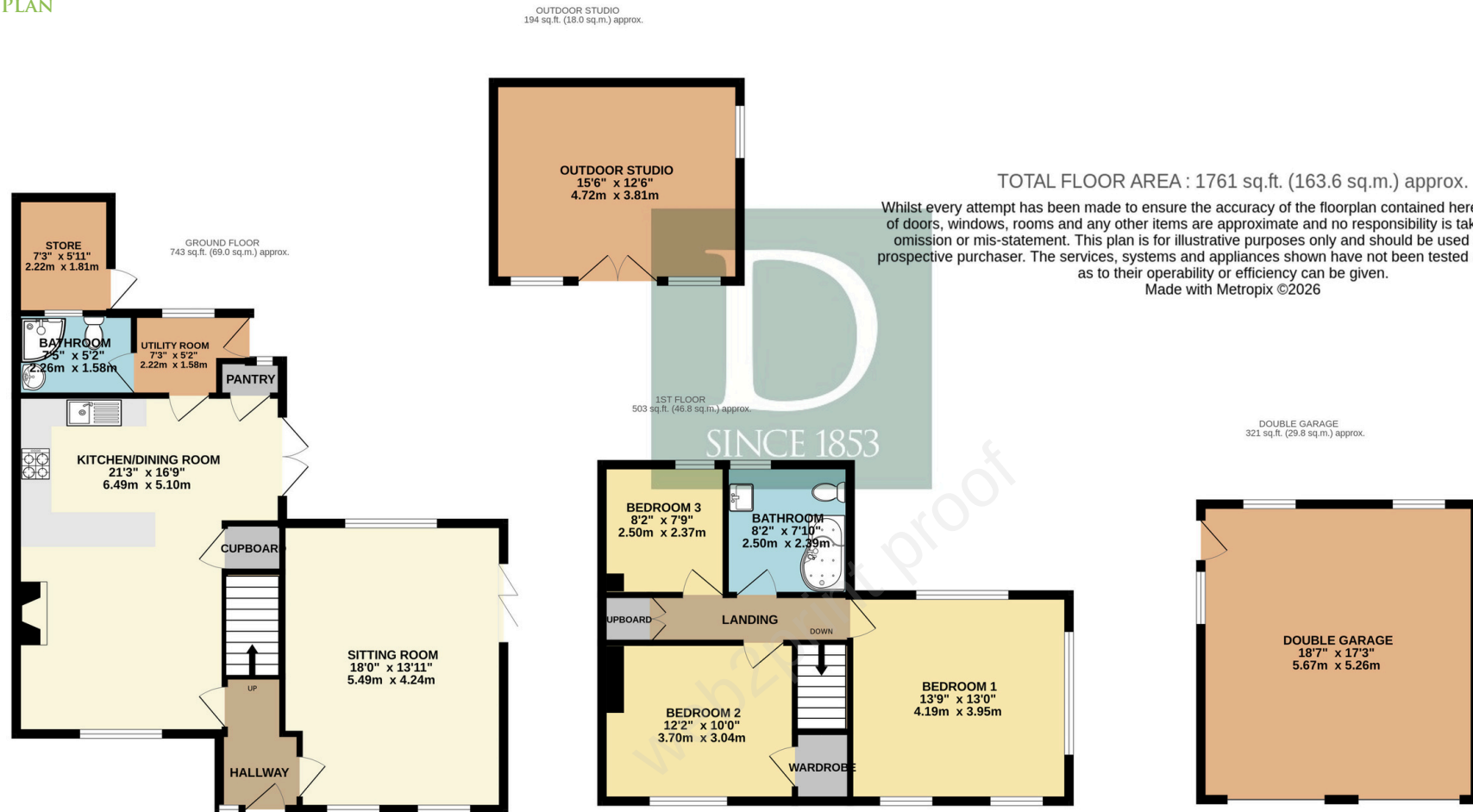


PANORAMIC
FIELD VIEWS





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : **halesworth@durrants.com**

