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*White House Farm Cottages*  
Spexhall, Suffolk

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Re-imagined and much improved, this charming cottage has evolved to provide an exceptional family home. The cottage is situated, providing easy access to both Halesworth and Bungay, whilst enjoying a rural position on the edge of the village of Spexhall. Outside, ample parking, a double garage, delightful gardens and a summer house complement the home whilst inside we find a vast open-plan living/dining and kitchen area, generous sitting room, utility and a cloakroom on the ground floor with the master bedroom and en-suite, two further double bedrooms and family bathroom on the first floor. Viewing is essential to fully appreciate the space and setting on offer.

#### Accommodation comprises briefly:

- Entrance Hall • Kitchen/Dining Room • Garden Room
- Sitting Room • Utility & Cloakroom
- Master Bedroom with En-Suite and Walk-In Wardrobe
- Two Further Double Bedrooms • Family Bathroom
- Ample Parking & Double Garage
- Delightful Gardens and Summer House

#### Property

Stepping through the front door of this charming home we are welcomed by the open plan kitchen/dining and living space that grabs a view of the rear garden whilst providing three designated spaces ideal when entertaining or simply enjoying busy family life. Tiled flooring runs throughout the three spaces bringing continuity and further enhancing the feeling of space. In the kitchen area we find a vast range of fitted units set below contrasting solid wooden work surfaces. The sink is set below a window looking to the front aspect and a range of fitted appliances feature. To our right we step into the utility and cloakroom where our laundry appliances find a home, whilst flowing past the large breakfast bar island we step into the dining room. Part of the original cottage, this generous room enjoys a pantry cupboard whilst a feature fireplace houses the woodburner and offers a cosy focal point, the dining room extends into the garden room that offers a versatile spot to enjoy the gardens throughout the year. French doors from here lead onto the patio. Stepping back through the dining room, a hallway leads to the sitting room and our stairs rise to the first floor. The sitting room is an impressive dual aspect room enjoying windows to the front and rear aspect, whilst French doors, dressed with shutters open to the patio. A second wood burner is set to the fireplace providing a cosy focal point to the room. Climbing the stairs to the first floor we find the first two double bedrooms enjoying views to the front and rear, the slightly larger boasts fitted storage. Central to the landing the family bathroom echoes the finish throughout the property and offers a bath with shower over and a vanity unit incorporating the w/c and wash basin. Completing the accommodation the master bedroom is set alone and enjoys a wall of fitted wardrobes, walk-in-closet and an en-suite. Timber effect flooring lines the room and a window looks onto the rear garden. The en-suite offers a double width shower, wash basin and w/c finished in the modern yet neutral decor found throughout.









## Outside

From Nollers Lane we approach the cottage via the private roadway that serves numbers 2,3 & 4, from here we arrive on the generous driveway where ample parking and turning leads us to the double garage set to the front of the plot. The garage previously used as office space has been returned to a double garage but offers versatility in its use and huge potential (stpp) to suit a variety of purchasers. A paved courtyard forms the front garden and offers a private sun trap at the start and end of the day, a door here leads into the kitchen. To the side of the property a path leads to the rear and passes the wood store. At the rear we step from both the sitting room and garden room out to the patio which offers a perfect spot for summer entertaining and makes the most of the south westerly aspect. Framed with a variety of beds filled with perennial shrubs and roses which in-turn lead us onto the lawn. The lawns are fully enclosed by established hedging and further low lying beds decorate the space. A timber shed is in situ whilst at the foot of the garden we find a large summer house, connected with power and light.

## Location

The property is located on the outskirts of the village of Spexhall which is located a short drive from the Market Town's of Halesworth and Bungay offering very good transport routes to both. Halesworth provides many independent shops, range of 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 with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are under a 30 minute drive away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains Electricity & Water. Private Drainage, Oil-Fired Central Heating

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 0RL

What3Words: ///geek.stripped.bedroom

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The 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.

**Guide Price: £450,000**



Approximate total area<sup>1</sup>  
140.9 m<sup>2</sup>  
1518 ft<sup>2</sup>

(1) Excluding balconies and porches

1. This is not a professional valuation. It is 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.

GIFA/FE360

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

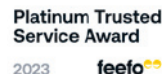
Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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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