



The Manor House, Cookley,
Halesworth, Suffolk, IP19 0LU



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This immaculate and extremely spacious four bedroom detached house offers stylish open plan accommodation, set on a quiet road with rolling countryside views.

Accommodation comprises:

- Fabulous 45ft x 19ft open plan reception room/kitchen with engineered oak flooring throughout
- Superb bespoke kitchen/diner with beech worktops and a central island
- Cloakroom and a utility/boot room
- Study/bedroom - on the ground floor
- 19ft x14ft master bedroom with an en-suite shower room
- Three further double bedrooms
- Excellent well appointed bathroom
- Oak doors throughout
- Driveway with a double cart-lodge
- Manageable garden with fabulous open views
- Oil central heating with column radiators
- Over 2000 square feet of light and stylish accommodation
- Very energy efficient - B rated Energy Performance Certificate



The Property

This fantastic property was designed and built for the current owner just over 10 years ago to provide a very light, open plan, energy efficient 'Scandi style' home in the beautiful Suffolk countryside. A central front door opens into the wonderful 45ft sitting/dining/kitchen, with a staircase to the rear. Engineered oak flooring runs under foot throughout the ground floor, a double sided wood burning stove sits on a slate hearth in the sitting room with patio doors to the rear and large windows to all aspects taking in the surrounding views. The kitchen is well fitted with a good range of base cupboards with beech worktops and a matching central island. Appliances include a ceramic hob with stylish colour changing extractor over, built-in electric oven and a dishwasher. To the rear is a utility/boot room and a separate cloakroom with a w.c, also a study which could also be used as a ground floor bedroom. The central staircase has a good sized cupboard beneath and leads to a generous landing. There are four bedrooms the master being particular spacious - a wonderful room with an en-suite shower room, two further large double bedrooms can be found, one has a door to access the bathroom. The fourth double can also accommodate a double bed. The large bathroom is fitted with a bath and a separate shower and is a generous and well appointed room.



Outside

The house has a driveway to the front providing plenty of parking and leads to a double bay cart-lodge, a brick well features to the front. To the side is a lawned area and directly to the rear the patio doors open out from the sitting room onto a south facing paved terrace with attractive cobbled and planted areas of garden. The Manor house enjoys a peaceful rural setting within gentle rolling countryside. The owner has booked the exterior render to be painted shortly using breathable paint.

Location

Situated in the small hamlet of Cookley and just under 2 miles from the market town of Halesworth which provides many independent shops, a primary school, 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. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are only a short 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

Oil fired central heating, Mains electric, water are connected. Private sewerage treatment plant.

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 0LU

EPC Rating: B

Agents Note

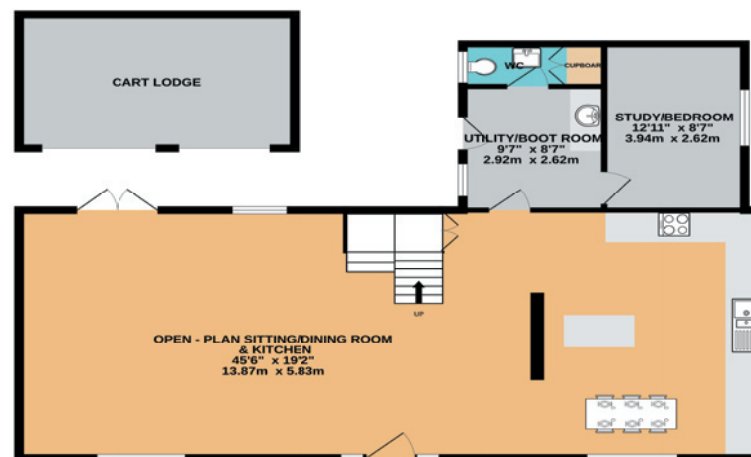
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

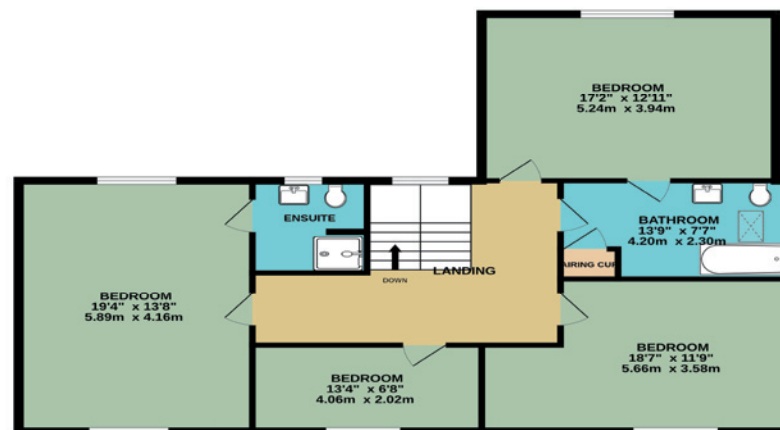
Vacant possession of the freehold will be given upon completion.

Guide Price £525,000

GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.



1ST FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



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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