The Garden House Manor Cottages, Wash Lane

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The Garden House Manor Cottages, Wash Lane

Guide Price £375,000

An Idyllic Countryside Retreat ...

Tucked away in a wonderfully peaceful rural setting on the edge of the Spexhall Manor estate, Garden Cottage is a delightful detached country home offering an increasingly rare opportunity to enjoy the tranquillity of the Suffolk countryside whilst remaining within easy reach of everyday amenities. Surrounded by beautifully maintained estate land, with open field views, established gardens and a reassuring sense of privacy, the property enjoys an enviable position that feels wonderfully removed from the bustle of everyday life, yet is just a short drive from the thriving market town of Halesworth.

Approached from a quiet country lane, a gated entrance and attractive curved brick wall welcome you onto a generous private driveway, providing ample parking for several vehicles together with plenty of space to turn. The cottage sits comfortably within its own grounds, with garden areas wrapping around the property and delightful views across the surrounding countryside. Its traditional appearance, individual character and secluded position create an immediate sense of what makes this home so special, whilst the useful outside stores, including a wood store, add further practicality to country living.

Stepping inside, the accommodation is surprisingly generous and wonderfully versatile, with a spacious entrance hall retaining an original range, a convenient ground floor cloakroom and a beautiful triple-aspect sitting room enjoying an attractive fireplace and views across the gardens and surrounding countryside. A further ground floor bedroom provides excellent flexibility, equally suited to use as a second sitting room, formal dining room, snug or home office, depending on individual requirements. The generously proportioned L-shaped kitchen and dining room forms a natural heart to the home, filled with light from three aspects and featuring a wood-burning stove, with a separate utility room conveniently positioned alongside. Upstairs, two particularly spacious double bedrooms, both with characterful fireplaces and lovely countryside outlooks, are served by a family shower room, with useful built-in storage throughout.

At the heart of the cottage is a generously proportioned L-shaped kitchen and dining room, a wonderfully light and sociable space with windows on three sides drawing the surrounding countryside into the home. There is ample room for both cooking and entertaining, with a wood-burning stove creating a welcoming focal point and a comfortable area for dining or relaxing. The kitchen itself is fitted with a range of cupboards and work surfaces, together with an integrated oven, hob and NEFF dishwasher, whilst an adjoining utility room provides valuable additional space for laundry and household essentials, with its own access to the outside.

Upstairs, two well-proportioned double bedrooms continue the cottage's sense of character, both enjoying attractive fireplaces and lovely outlooks across the surrounding landscape. The principal bedroom is particularly spacious, with useful fitted cupboards and additional eaves storage, whilst the second bedroom offers equally comfortable accommodation. A family shower room completes the first floor, together with an airing cupboard providing further practical storage.

Throughout the property there is a wonderful feeling of light, space and individuality, with original features, countryside views and a layout that offers genuine versatility. Whilst Garden Cottage would benefit from some updating and improvement, it presents an exciting opportunity for its next owners to enhance and personalise a country home in a truly lovely position. The property also benefits from an air source heat pump, supplementary heating and a relatively recently installed private sewage treatment system.

Outside, the gardens provide a peaceful setting in which to enjoy the changing seasons, with space to sit, entertain or simply appreciate the open skies and countryside surroundings. The absence of immediate overlooking, together with the property's position adjoining the carefully maintained Spexhall Manor estate, gives the cottage a particularly private and restful atmosphere.

Despite its rural location, Garden Cottage is exceptionally well placed for enjoying everything this part of Suffolk has to offer. The historic market town of Halesworth is approximately five minutes away by car and provides an excellent selection of independent shops, cafés, public houses, restaurants and everyday facilities, including supermarkets, doctors' surgeries and schooling. Halesworth railway station offers services towards Ipswich and Lowestoft, with onward connections to London Liverpool Street, making the area accessible for those travelling further afield. The neighbouring market towns of Bungay and Beccles provide further shopping, leisure and educational opportunities, whilst the surrounding villages offer a wealth of country walks, traditional pubs and beautiful rural scenery.

For those who enjoy the coast, the ever-popular seaside towns of Southwold and Walberswick are within comfortable driving distance, offering sandy beaches, coastal walks, independent shops and excellent places to eat. The wider Suffolk Heritage Coast, together with the picturesque countryside, nature reserves and waterways of the Waveney Valley, provides endless opportunities to explore and enjoy this particularly special corner of East Anglia.

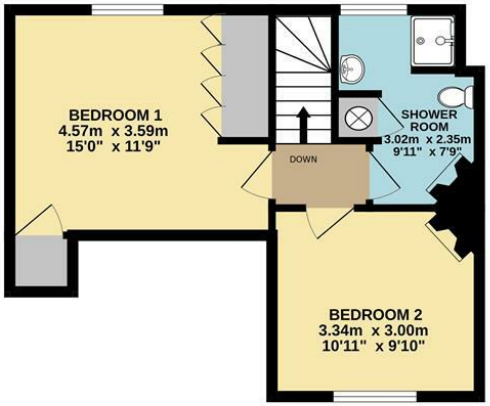
Offered for sale chain-free and with the added benefit of not being a listed building, Garden Cottage represents a wonderful opportunity to acquire a detached country home with considerable potential, generous accommodation and an enviable rural setting, all within easy reach of the market towns, coast and amenities that make this part of Suffolk so desirable.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow

Council Tax Band to follow

1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



GROUND FLOOR
63.4 sq.m. (683 sq.ft.) approx.

TOTAL FLOOR AREA : 98.4 sq.m. (1060 sq.ft.) 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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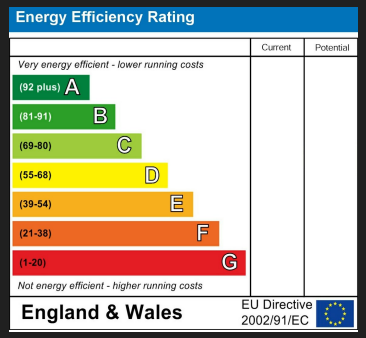
Local Authority

East Suffolk

Council Tax Band

Exempt

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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