



# West Hall Road

Mundford, IP26

Price £425,000

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## Description

Nestled in the charming village of Mundford, this delightful Grade II listed, detached cottage, dating back to the 1600s, offers a unique blend of historical character and modern versatility. With its picturesque thatched roof (redone in 2024), the property exudes a sense of timeless elegance, making it a truly special home.

Inside, you will find spacious and adaptable accommodation that caters to a variety of lifestyles. The layout provides ample room for both relaxation and entertaining, ensuring that every corner of the home is utilised to its fullest potential. The property also boasts a double garage, complete with a utility room at the rear, which adds to the convenience of daily living. Above the garage, there is a studio accommodation that can serve as a perfect workspace, guest suite, or creative retreat.

A driveway provides ample off street parking for multiple vehicles, whilst the cottage enjoys private gardens to both the front and rear, as well as two large sheds.

Situated in a sought-after position within Mundford, this property benefits from the tranquillity of village life while remaining well-connected to local amenities. The absence of an onward chain makes this an attractive opportunity for those looking to move swiftly into their new home.

This cottage is not just a residence; it is a piece of history waiting to be cherished by its next owner. If you are seeking a property that combines charm, space, and potential in a desirable location, this is an opportunity not to be missed.

## Measurements

Entrance Hall

Lounge - 20' 9" x 15' 9"

Dining Room - 16' 5" x 11' 6"

Kitchen - 11' 9" x 8' 2"

Boiler Room & Cloakroom

Garden/ Sun Room - 14' 6" x 7' 8"

Bedroom - 15' 4" x 11' 9"

Bathroom - 7' 7" plus door recess x 7' 1"

Bedroom - 9' 11" plus door recess x 9' 4"

Stairs to first floor landing

Bedroom - 14' 10" x c. 9' 4" (sloped)

Bathroom - 6' 8" x c. 6' 1" (sloped)

Bedroom - 11' 5" x c. 10' 3" (sloped)

Double Garage with Studio above - contact the agent for measurements

Council Tax band - D

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

Tel: 01842 818282

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order. Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

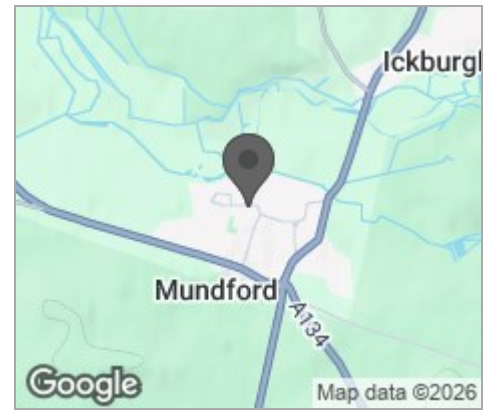
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

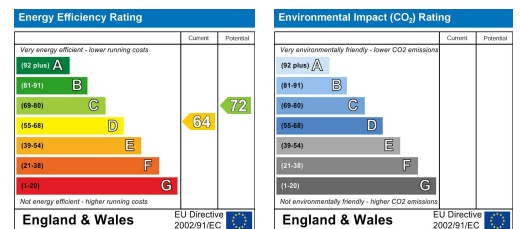
The buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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