



DAVID
BURR

18 The Street, Wissett, IP19 0JE

A charming detached period cottage in the Suffolk village of Wissett offering three-bedroom accommodation, delightful established gardens, garage and an impressive detached barn/studio .



PROPERTY SUMMARY

A delightful detached period cottage combining considerable character with surprisingly generous accommodation, attractive established gardens and an exceptional detached barn/studio with planning permission for conversion into a separate one-bedroom dwelling.

Set within the charming Suffolk village of Wissett, just a few miles from the highly regarded market town of Halesworth, the property offers a wonderful opportunity for those looking for a characterful village home with additional space for working, hobbies, guests or potentially independent accommodation.

The cottage retains a wealth of appealing period features, including exposed ceiling timbers, traditional timber doors, exposed brickwork and fireplaces, all of which contribute to its warm and individual character.

Key Features

- Charming detached period cottage in the sought-after village of Wissett
- Wealth of character including exposed beams, brickwork and period joinery
- Generous sitting/dining room with fireplace and wood-burning stove
- Spacious farmhouse-style kitchen with room for a table and chairs
- Three bedrooms plus dressing room and substantial walk-in wardrobe
- Ground-floor study and bathroom
- Delightful established cottage gardens with mature trees, shrubs and planting
- Detached garage and driveway parking
- Impressive detached barn/studio with adjoining orangery
- Planning permission granted to convert the barn into a self-contained one-bedroom dwelling



GROUND FLOOR

The principal reception room is a particularly inviting sitting/dining room, extending to approximately 21'9", with double sash-style windows overlooking the front garden.

Exposed timbers run across the ceiling while a substantial brick fireplace with wood-burning stove provides an attractive focal point. The proportions allow plenty of space for both comfortable seating and a dining table.

The kitchen is another generously proportioned room, measuring approximately 12'2" x 10'2", with ample room for a farmhouse table and chairs and views towards the garden.

The accommodation on the ground floor is completed by a central hallway with staircase rising to the first floor, a useful study and a bathroom.



FIRST FLOOR

Upstairs, the landing serves three bedrooms, together with a separate dressing room and particularly useful walk-in wardrobe, providing considerably more storage than might ordinarily be expected within a cottage of this style.

OUTSIDE

The main house provides approximately 1,025 sq ft (95.3 sq m) of accommodation.

Of particular note, planning permission has been granted for the conversion of the barn into a self-contained one-bedroom residential dwelling, presenting an exciting opportunity for ancillary accommodation, multigenerational living, guest accommodation or other uses subject to the relevant planning conditions. Together with the garage and outbuildings, the property provides approximately 1,618 sq ft (150.4 sq m) of total floor space.



Outside continued

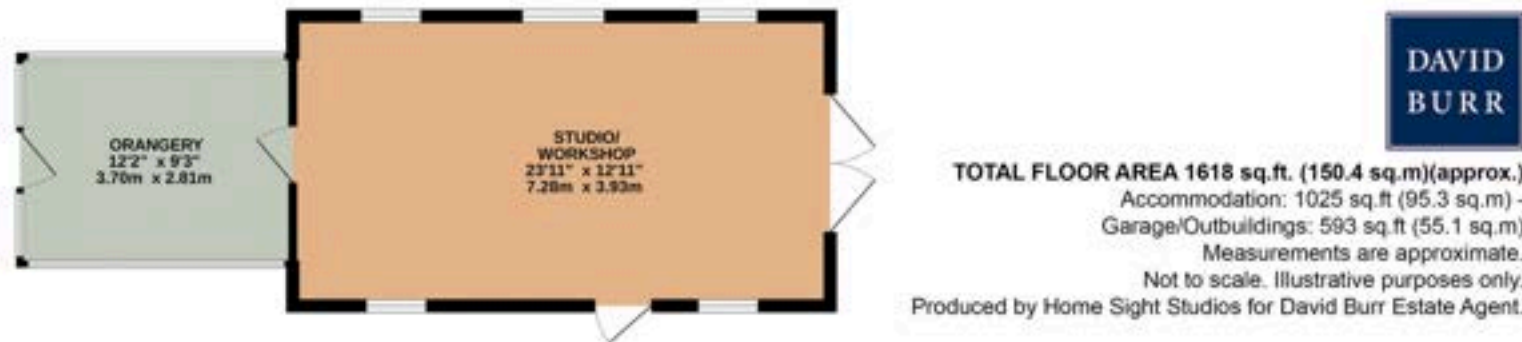
o the front, the cottage is approached through a traditional wrought-iron gate with a pretty cottage garden providing an attractive setting to the house. A driveway alongside the property provides off-road parking and access to the detached garage.

The rear garden is one of the property's particular attractions. Mature and established, it has been thoughtfully planted with a wide variety of trees, shrubs, flowers and productive garden areas, creating a wonderfully private and informal cottage-garden setting with numerous areas to sit and enjoy the surroundings.

Standing within the garden is an impressive detached barn/studio, measuring approximately 23'11" x 12'11" (7.28m x 3.93m), currently used as an artist's studio and storage space. The building is complemented by an adjoining glazed orangery, approximately 12'2" x 9'3", creating a particularly attractive and versatile additional space.



Floorplan



LOCATION: Wissett is an attractive and peaceful Suffolk village surrounded by gently rolling countryside yet conveniently positioned for nearby Halesworth, which provides an excellent range of independent shops, cafés, restaurants and everyday amenities. The combination of a traditional Suffolk cottage, mature gardens, substantial studio accommodation and the benefit of an existing planning permission makes this a particularly unusual and appealing village property.

Property information

Mid Suffolk District Council - TBC

EPC Rating: TBC

Tenure: Freehold

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