



Fairstead Cottages,
Spexhall, Halesworth

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ESTATE AGENTS

Southwold - 11 miles

Norwich - 22 miles

ESCAPE TO THE COUNTRY and get away from city life to this stunning detached four bedroom period house, situated at the end of a private road with panoramic country views. The property is offered in excellent order with approximately one acre of well kept and fenced garden. The perfect entertaining and party house.

NO ONWARD CHAIN

Accommodation comprises briefly:

- Entrance hall
- Study
- Superb Sun Room
- Boot Room, Utility and Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Dining/Family Room
- Four Bedrooms, master bedroom with vaulted ceiling
- Bathroom and En-suite
- Oil Central Heating with underfloor heating
- Double Detached Garage with room above
- Extensive raised sandstone Terrace
- Well kept lawned gardens, of approximately one acre



1 Fairstead Cottages, Spexhall Halesworth, Suffolk IP19 0RF

The Property

1 Fairstead Cottages was originally two farm workers cottages until the current owners transformed the properties into this stunning family home. The kitchen is well fitted with granite worktops, Aga Range Master cooker, large fridge, freezer and dishwasher. There is also plenty of room for dining. Bi-fold doors open into the magnificent bespoke sun room which is also fitted with bi-fold doors, here you can enjoy fantastic views to the rear over the surrounding countryside. There is also a spacious sitting room, separate dining/family room and an office. The ground floor is fitted with oak, pamment or black limestone flooring, some having underfloor heating and a multi-fuel stove. There is also a useful boot room, utility and cloakroom.

On the first floor are four double bedrooms, the master bedroom is a generous size with a vaulted ceiling and large en-suite with a roll top bath. There is a further bathroom with a corner bath and separate shower.



Outside

The property can be found at the end of a private lane where a shingled driveway leads up to the impressive house which sits in an elevated location, overlooking over the well kept lawned gardens of approximately 1 acre. To the side of the house is a gravelled and planted area for parking with a double detached garage, with a room above. To the rear is an extensive raised sandstone terrace, pond and a pizza oven. Lawns stretch down past a small wooded area to where we find the vegetable garden, hen houses, greenhouses and timber store. The entire plot is fenced and enjoys spectacular views over the Suffolk countryside, but is located just a couple of miles from the market town of Halesworth.



Location

Spexhall is a small rural village located only a short drive from Halesworth. The town 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 a twenty minute drive away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil central heating to radiators and underfloor heating
Mains Water
Mains Electricity
Private Drainage

Local Authority:

East Suffolk
Postcode: IP19 0RF
EPC: tba

Tenure

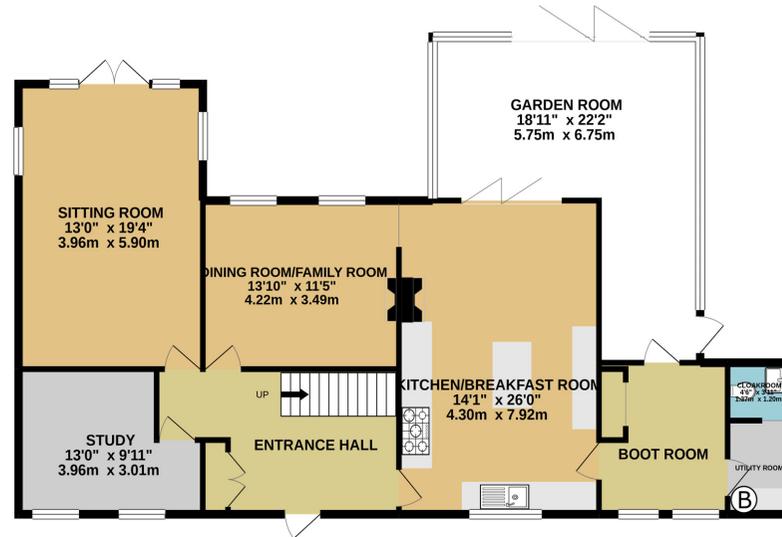
Vacant possession of the freehold will be given on completion.

Agents' Note

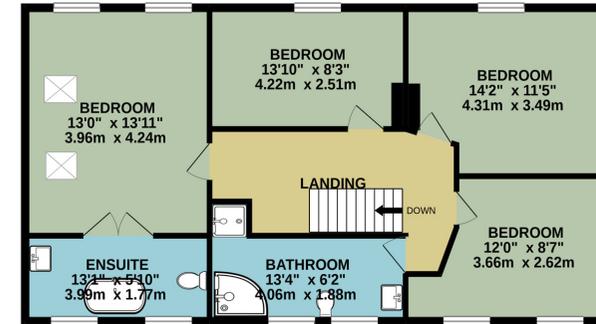
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £625,000

GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 sq.m.) 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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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.