



Spexhall, Suffolk

Guide Price £300,000

- No Onward Chain
- 300,000-£325,000 Guide Price
- Detached Home on Substantial Plot
- Driveway and Ample Parking
- Suited For Residential or Investment Purposes
- Rural and Sought After Location
- Close to Countryside Walks and Suffolk Beaches
- EPC - E

Grub Lane, Spexhall

Spexhall is a small, dispersed village in Suffolk, England, with a population of 192 as of the 2011 census. Situated approximately 1.5 miles north of Halesworth, it lies along the A144, tracing the route of the ancient Roman Stone Street. The village is home to St Peter's Church, a Grade II* listed building dating back to around 1150. Notable features include a Norman north doorway, a 15th-century font, and a round west tower rebuilt in 1911 after the original collapsed in 1725. Adjacent to the church stands the Spexhall War Memorial, a 4.3-meter-tall Portland stone cross unveiled in 1920 to honor local men who served in both World Wars. Another landmark is Spexhall Manor, a Grade II listed 16th-century timber-framed house, extensively restored in 1908. Community life centers around the Village Hall, which hosts local events and gatherings. Spexhall's rich history and serene environment exemplify Suffolk's rural charm.



Council Tax Band: C



DESCRIPTION

This charming three-bedroom country cottage in Spexhall, Suffolk, seamlessly blends traditional character with modern comforts, featuring a spacious full-length lounge with dual front-facing windows offering picturesque field views and a brick fireplace, a well-appointed kitchen/diner equipped with modern appliances and triple-aspect windows, and a newly installed sun room at the rear providing serene garden vistas and an additional shower room. Upstairs, three generously sized double bedrooms boast countryside views, complemented by a contemporary family shower room. Set on an expansive plot, the property includes mature gardens with perennial plants, a greenhouse, and panoramic field views, all enclosed by hedging. A shingled driveway, accessed through charming iron gates, accommodates multiple vehicles and leads to a detached single garage, with additional storage sheds and a private shingled area ideal for relaxation.

LIVING AREAS

The living room of this charming cottage is a spacious, full-length lounge that exudes warmth and character. Dual front-facing windows flood the room with natural light and offer picturesque views of the surrounding fields. A central brick fireplace serves as a cosy focal point, enhancing the room's inviting atmosphere. The generous dimensions provide ample space for various furniture arrangements, making it an ideal setting for both relaxation and entertaining. The sunroom extends the living space, offering a versatile area bathed in natural light from its generous windows. French doors open to the side, seamlessly connecting indoor and outdoor spaces, and providing serene views of the mature garden. This addition also includes a modern shower room with a shower cubicle, hand wash basin, and W/C, adding convenience to this delightful home.

KITCHEN

The kitchen is a bright and spacious culinary haven, thoughtfully designed to combine functionality with comfort. It features a comprehensive range of modern wall and base units, providing ample storage, and is equipped with essential appliances including an under-counter dishwasher, washing machine, dryer, and a freestanding double oven with hob and extractor. Triple-aspect windows flood the space with natural light, creating an inviting atmosphere,

while a glazed door leads directly into the newly installed conservatory, seamlessly connecting indoor and outdoor living areas. The generous layout offers plenty of room for a family-sized dining table, making it an ideal setting for both everyday meals and entertaining guests.

BEDROOMS

The cottage features three generously sized double bedrooms, each thoughtfully designed to offer comfort and scenic views of the surrounding countryside. The master bedroom overlooks the rear fields and includes ample fitted storage, providing both functionality and a tranquil retreat. The second and third bedrooms are similarly spacious, with one offering views to the rear and the other to the front of the property, each accommodating a double bed and additional furnishings.

BATHROOMS

Featuring two thoughtfully designed bathrooms that blend functionality with comfort. The ground floor hosts a modern shower room within the newly added conservatory, equipped with a sleek shower cubicle, hand wash basin, and W/C, offering convenient access for both residents and guests. Upstairs, the main family bathroom serves the three double bedrooms and includes a contemporary walk-in shower, hand wash basin, and W/C, ensuring a comfortable and practical space for daily routines. Both bathrooms are designed to meet the needs of modern living while maintaining the cottage's traditional charm.

OUTSIDE

The exterior is as captivating as its interior, set on an expansive plot amidst open countryside. The generous lawned garden is adorned with perennial plants and bordered by hedging that separates it from the adjacent farmland, offering panoramic field views and a sense of tranquillity. A small greenhouse and a robust rhubarb plant enhance the garden's appeal, with potential for further landscaping to suit personal preferences. Charming iron gates—both pedestrian and vehicular—grant access to a shingled driveway accommodating at least three vehicles and leading to a single detached garage. Additional storage sheds are situated in the rear garden, along with a private shingled area ideal for relaxation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band C.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

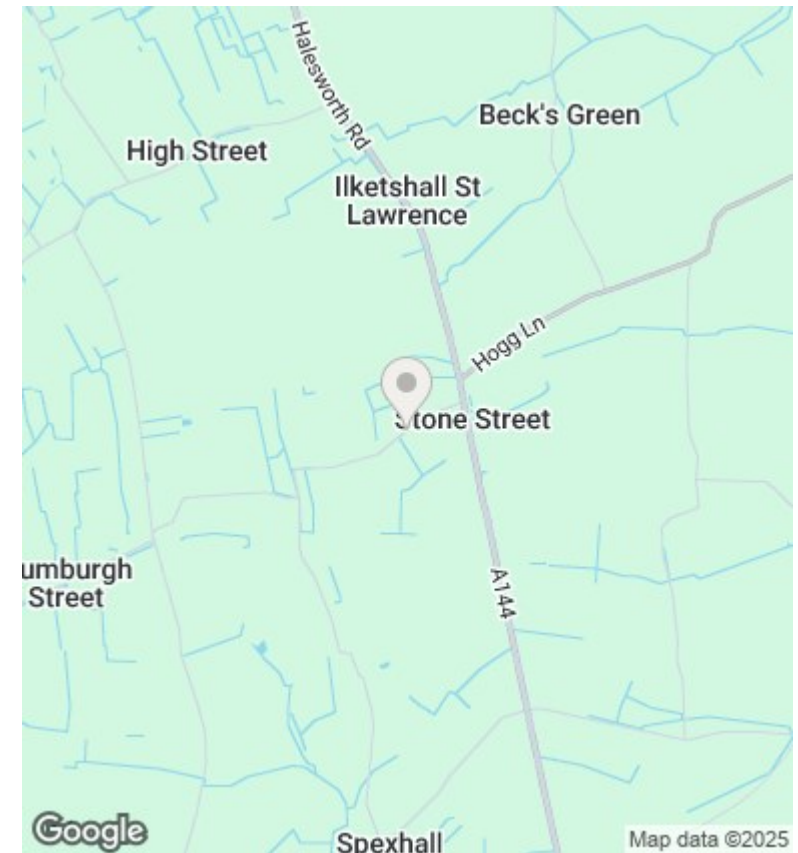
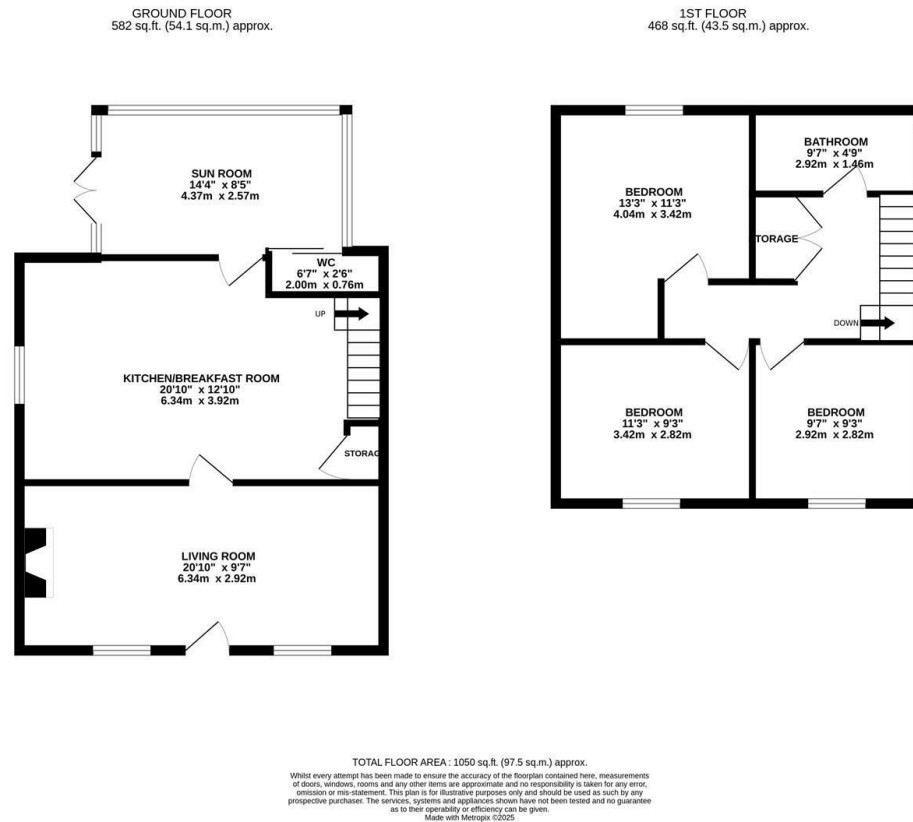
Tel: 01502 442889 Ref: 20888/JD.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





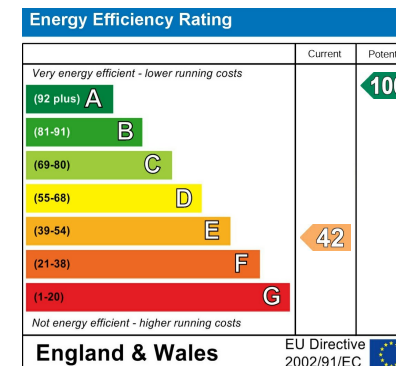


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com