



Halesworth, Suffolk

Guide Price £350,000

- £350,000 - £375,000 Guide Price
- Off Road Parking via Driveway
- Shower Room and Bathroom
- Three Good Sized Double Bedrooms
- Living Room & Dining Room
- Rural Location with Field Views
- Substantial Sized Plot & Scope for Further Extensions (subject to planning)
- Extended to Side with Fully Equipped Kitchen
- EPC - F

Walpole Road, Halesworth

Cookley is a peaceful rural village in East Suffolk, just three miles from Halesworth, offering a timeless countryside setting. Surrounded by rolling farmland and woodland, the village features the historic 12th-century church of St Michael and All Angels and a scattering of traditional cottages. With its quiet charm and deep roots in Suffolk's agricultural heritage, Cookley is ideal for those seeking a tranquil, characterful location within easy reach of local market towns



Council Tax Band: C



DESCRIPTION

Nestled in the tranquil East Suffolk village of Cookley, just a few miles southwest of Halesworth—this charming three-bedroom detached home is set back from a quiet lane behind a private driveway. The ground floor features a welcoming living room, separate dining room, well-equipped kitchen, and a convenient downstairs shower room. Upstairs, you'll find three peaceful bedrooms and a family bathroom. A tasteful side extension adds valuable extra space, while outside lies a gardener's paradise on a substantial plot, complete with sweeping lawns, mature planting opportunities, and breathtaking field views.

LIVING AREAS

Flooded with natural light, the spacious living room provides an inviting retreat ideal for relaxation or family time, with generous dimensions that allow versatile furniture arrangements and tranquil garden views. Adjacent lies the elegant dining room at the front of the house, where large windows frame peaceful countryside vistas and illuminate a space perfectly designed for both everyday meals and more formal gatherings and a feature fireplace. Together, these interconnected reception areas offer a harmonious blend of comfort, functionality, and a timeless connection to the home's lovely Suffolk setting

KITCHEN

Positioned in the extended section of the home, the kitchen is filled with natural light from windows and a patio door leading directly to the rear garden—ideal for easy indoor-outdoor flow. It's well-equipped with a hob and an oven housed in a tall unit, a sink, and designated spaces for both a washing machine and dishwasher. Ample wall and base cabinetry provides excellent storage, ensuring the room remains neat and functional. Whether you're preparing a family meal or enjoying a morning coffee by the garden door, this well-planned space blends utility with a warm, welcoming feel

BEDROOMS

Each of the three upstairs bedrooms is a generously proportioned double, offering plenty of space for a family's needs—from dressing areas to cosy reading nooks. Large windows flood the rooms with natural light and frame

uninterrupted views across the adjacent fields, bringing the serene Suffolk countryside into each room. Whether used as restful retreats, nurseries, or work-from-home spaces, these bright and airy bedrooms combine comfort with a calming rural outlook—perfect for waking up to sweeping views every morning

BATHROOM & SHOWER ROOM

The family bathroom is thoughtfully equipped with a three-piece suite, including a bath with a shower overhead, a sink, and a WC. Natural light fills the space through a window, creating a bright and inviting atmosphere. Conveniently located on the ground floor, the separate shower room features a shower tray, sink, and WC, offering excellent functionality and added privacy. Together, these well-appointed facilities ensure comfort and convenience for both family life and entertaining.

OUTSIDE

Nestled in the picturesque village of Cookley, this charming property is set within a substantial plot, offering a tranquil retreat amidst the Suffolk countryside. The expansive grounds are a haven for nature enthusiasts, featuring mature trees that provide shade and shelter, enhancing the property's serene atmosphere. A delightful summer house offers a perfect spot to unwind while enjoying the surrounding beauty. The property boasts uninterrupted field views, allowing residents to immerse themselves in the natural landscape. Ideal for leisurely walks and outdoor activities, the location provides a peaceful environment for relaxation and recreation. A spacious driveway accommodates multiple vehicles, ensuring convenience and accessibility. This idyllic setting combines the charm of rural living with the comfort of modern amenities, making it a perfect sanctuary for those seeking a harmonious lifestyle

TENURE

Freehold

OUTGOINGS

Council Tax Band C

SERVICES

Gas, mains electricity and water, septic tank

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: JD/20925

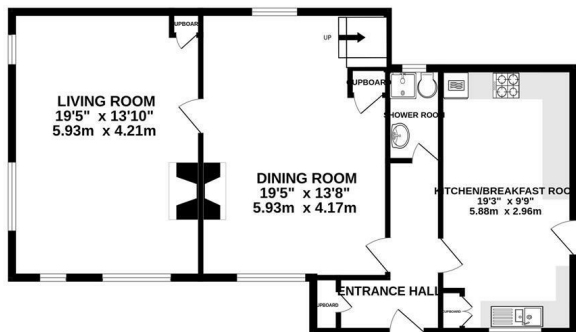
FIXTURES AND FITTINGS

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. 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.

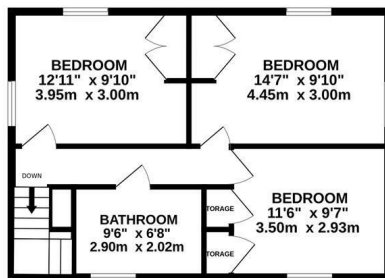




GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

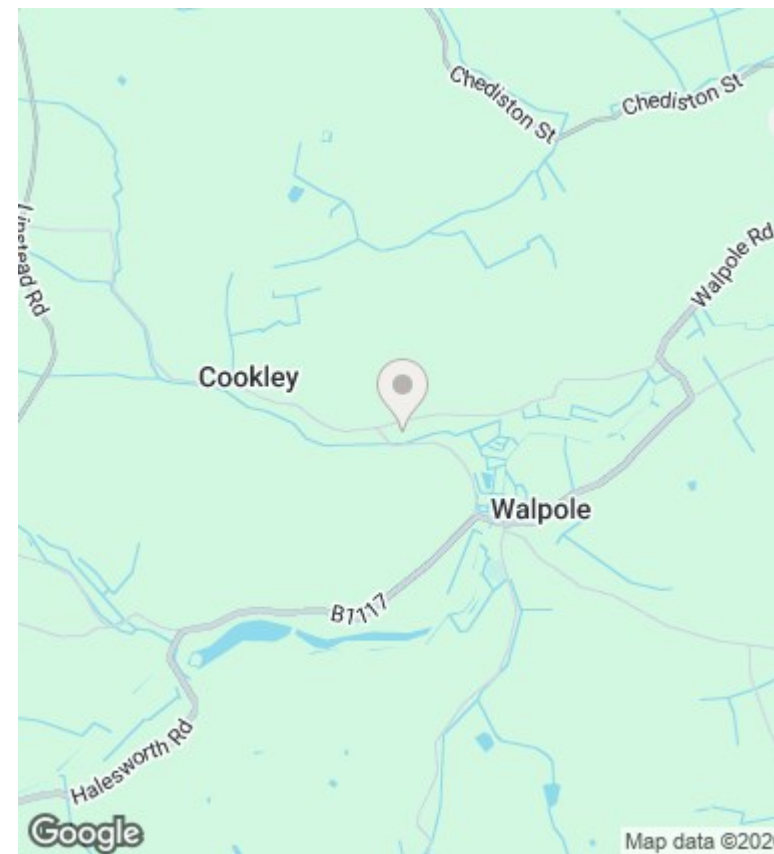


1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	37
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

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