



The Covert, Halesworth

Cookley, Halesworth, Suffolk

A charming three bed cottage hidden within private grounds of paddock, woodland and established cottage gardens.

A charming detached cottage with a wealth of period features, set in a peaceful position with wraparound gardens, in the semi-rural village of Walpole. The property has been recently refurbished, and now offers elegant charm with modern comforts.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



HOME OFFICE GARAGING OUTBUILDING



1.93 ACRES



FREEHOLD



RURAL/VILLAGE



2,655 SQ FT



GUIDE PRICE £695,000



The property

The Covert is a delightful country cottage, set in a hidden woodland position in the small, peaceful village of Walpole, and less than three miles from Halesworth. The cottage has charming elevations of white render and red brick, while inside light floods through first and ground floors making this the perfect country retreat for its setting.

Internally, two reception rooms of similar proportions sit either side of what was the original entrance hall; now a useful garden room to sit and take in all the surroundings. The sitting room and drawing room, both benefit from a dual aspect, fireplaces fitted with woodburning stoves and stripped wooden flooring, along with access into the kitchen; the sitting room also has French doors opening onto the garden. The well-equipped kitchen/breakfast room extends to 28ft and features painted timber beams overhead, fitted shaker-style units, a butler sink and an electric Aga, as well as integrated appliances, while there is space for a breakfast table and double doors connecting to the garden. The walk-in pantry provides further space for

kitchen storage. In addition to the ground floor is the back hall/boot room, a utility room and cloakroom. The three double bedrooms are all located on the first floor. They include the principal bedroom, which has a modern en suite bathroom with dual washbasins and an over-bath shower. The principal and second bedroom share a linked passage with shelves and hanging space, while the first floor also has a family bathroom, with a shower connection in the bathtub.

Outside

Nestled back within its wooded and cottage grounds of just under 2 acres, this enchanting plot is accessed by a five bar gate that opens onto the 400 ft driveway, an avenue of mature trees and pretty spring bulbs guide you up to the gravelled parking area for numerous vehicles. The cottage and woodland gardens are beautiful, including lawns with formal and cottage flowerbeds of perennial flowers and shrubs, apple and ornamental trees, a vegetable garden with greenhouse, and a wildlife pond. There are patio areas on all sides of the cottage for al fresco dining.



Outside Continued

Outbuildings include a greenhouse, with enclosed vegetable garden, a wood store, a detached garage with power, water and lighting, and what was once the old stables; it had been converted in the past and has power, water and a woodburner, but it could be developed into a potential annexe or home office subject to the necessary consents. The surrounding woodland and stream helps to create a tranquil, calming atmosphere, and a feeling of seclusion from the outside world. The current owners have animals on the grounds, with an acre paddock divided in two with post, stock and rail fencing and a small animal shelter suitable for a Shetland pony.

Location

The Covert is well secluded within its grounds with no immediate neighbours, yet for those that love their country walks there are plenty from the edge of the boundary. The small, semi-rural village of Walpole lies in a picturesque rural setting, three miles from Halesworth and surrounded by beautiful Suffolk countryside. The Suffolk coastline is within easy reach,

including idyllic Southwold and various splendid beaches, nature reserves and walking and cycling routes.

All the necessary local amenities can be found in Halesworth, including a choice of shops, restaurants, cafés and a weekly market and a primary school. State secondary schooling is accessible in Stradbroke, Bungay and Woodbridge, while independent schooling can be found at Framlingham College. Further amenities can be found at Beccles and Lowestoft, as well as other nearby towns and villages. Both Norwich and Ipswich are within an hour by road, with rail services available at Halesworth.



Distances

- Halesworth 2.6 miles
- Saxmundham 9.3 miles
- Framlingham 10.8 miles
- Southwold 11 miles
- Beccles 13 miles

Nearby Stations

- Halesworth Station
- Darsham Station
- Beccles Station

Key Locations

- Southwold Pier
- Dunwich Heath and Beach
- RSPB Minsmere Nature Reserve
- Halesworth Town
- Framlingham Castle
- Henham Park

Nearby Schools

- Framlingham College
- Wenhaston Primary





Floorplans

Main House internal area 1,779 sq ft (165 sq m)
 Garage internal area 266 sq ft (25 sq m)
 Stores & Greenhouse internal area 610 sq ft (57 sq m)
 Total internal area 2,655 sq ft (247 sq m)
 For identification purposes only.

Directions

IP19 0LT

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frightens.snowmen.satellite - brings you to the driveway

General

Local Authority: East Suffolk District Council

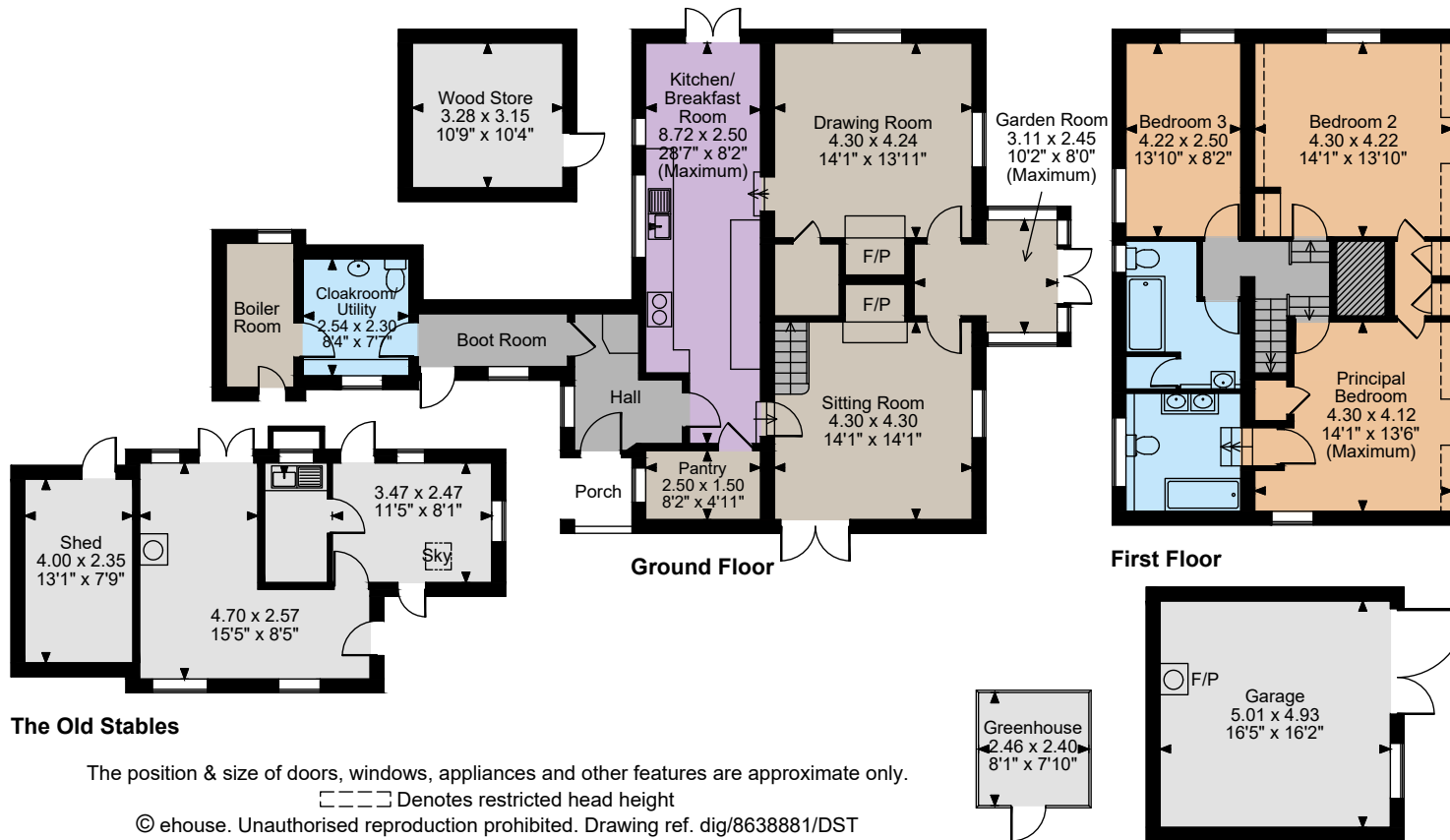
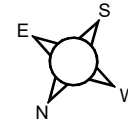
Services: Oil fired central heating. Compliant private drainage system. Water softener. All other mains services are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: D

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



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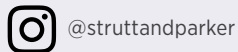
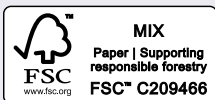
Suffolk

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