

*A contemporary, 1980s split level house offering huge amounts of light, that has been extended and maintained to the highest of standards, with outbuildings and grounds extending to nearly 4.5 acres.*

Guide Price  
£1,100,000 Freehold  
Ref: P7314/J

Pine Lodge  
The Street  
Wissett  
Halesworth  
Suffolk IP19 0JH



Sitting room with double height glazed elevation, open plan kitchen/breakfast room, snug and dining room, conservatory, utility room/rear hall, two ground floor double bedrooms, 'Jack and Jill' shower room and bathroom. Galleried landing, principal bedroom with en-suite bathroom and dressing room.

Double garage, garden store, workshop and sheds.

Dilapidated former bungalow with PP to create a gym and additional storage. Formal gardens and grounds extending to approximately 4.33 acres (1.75 ha) in all.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Pine Lodge will be found along The Street on the edge of the delightful rural village of Wissett. The village benefits from a 'Jungle Room' café, together with the nearby Valley Farm Vineyard. Rumburgh Buck pub, which was awarded Suffolk CAMRA Pub of the Year 2023, is just 1.5 miles and the market town of Halesworth is just 2 miles and provides many shops, public houses and restaurants, as well as a medical centre, vets and a supermarket. It has a thriving centre for Arts in the community called the The New Cut, which is used as a theatre, cinema and for exhibitions and workshops. There are also train links to London's Liverpool Street station via Ipswich. The Suffolk Heritage Coast with popular destinations such as the well regarded coastal town of Southwold, Walberswick, RSPB Minsmere (featured in the BBC's Springwatch TV series), Dunwich, Aldeburgh and Thorpeness are all within easy driving distance. The larger town of Beccles, at the southern point of the Suffolk and Norfolk Broads, is approximately 10 miles to the north and offers further facilities.

## Description

Pine Lodge is a wonderful example of a contemporary, split level 1980s house, that occupies an elevated position in the delightful rural village of Wissett.

The majority of the accommodation is arranged over the ground and lower ground floors, with the principal rooms enjoying an incredible amount of light from the double height glazed elevation in the sitting room and the 'curtain wall' glazing in the kitchen/breakfast room.

In 2016 the property was extended at the rear to create the stunning kitchen/breakfast room that is finished to an extremely high standard. This includes a substantial island unit and an extensive range of contemporary fitted cupboards and drawers, which include a range of integral Siemens appliances. In addition there are two ground floor bedrooms that share a 'Jack and Jill' shower room, although there is also a well fitted bathroom. The first floor accommodation is accessed by a circular staircase and comprises the 18' principal bedroom, a large en-suite bathroom and separate dressing room.

Pine Lodge enjoys a stunning rural setting in an elevated position. The gardens and grounds have also been extremely well maintained and include decked terraced areas, a large patio, barbecue area and a number of ponds. In addition, there is also a paddock which extends to approximately 2.8 acres (1.13 hectares). Pine Lodge also benefits from a number of useful outbuildings including a double garage, garden store, workshop and timber framed storage sheds. In addition, the dilapidated original timber framed bungalow is still on site, and this benefits from planning permission to create a gym and additional storage facility. Copies of the planning permission and consented plans are available from the agent on request.



## The Accommodation

### *The House*

#### Ground Floor

A glazed front door opens into the

*Sitting Room* 24'6 x 18'2 (7.46m x 5.53m)

A stunning room with full height window providing the most impressive views to the south across the front garden and countryside beyond. The focal point is the brick fireplace containing the Jotul woodburning stove set on a raised tiled hearth. Pamment tile flooring.



Steps set within a wide opening beside the feature brick wall lead to the Dining Room/Snug and Kitchen/Breakfast Room, which is a fantastic multi-functional and open plan area, that also links wonderfully well with the Conservatory.

*Kitchen/Breakfast Room* 24'6 x 13'11 (7.46m x 4.25m)

An impressive recent addition to the property with almost 'curtain wall' style glazing that overlooks the patio and gardens. The centre piece of the kitchen is the substantial island unit with Corian worksurface over, undercounter lighting and complementary breakfast bar. The island includes a double Franke sink with carved drainer to the side and Quooker tap over together with Siemens induction hob and recessed extractor fan. Other integral appliances include a pair of high level Siemens Wi-fi connected Studioline double ovens with steamer and microwave functions, Siemens dishwasher and recess for American style fridge freezer. Vaulted ceiling with downlighters, wood effect flooring and TV point.

*Dining Room/Snug* 26'11 x 14'1 (8.2m x 4.3m)

Linking wonderfully well with the Kitchen/Breakfast Room, Conservatory and Sitting Room. With feature curved brick wall, that encloses the circular staircase, downlighters, wood flooring and double doors opening into the Conservatory.



*Conservatory* 15'2 x 12' (4.62m x 3.65m)

Another wonderful additional reception area that makes the most of the delightful gardens and grounds. Of wood construction set on a brick plinth with glazed pitch roof and with double doors providing access to the south facing decked terrace. TV point.



From the Dining Room/Snug area a part glazed door opens into the

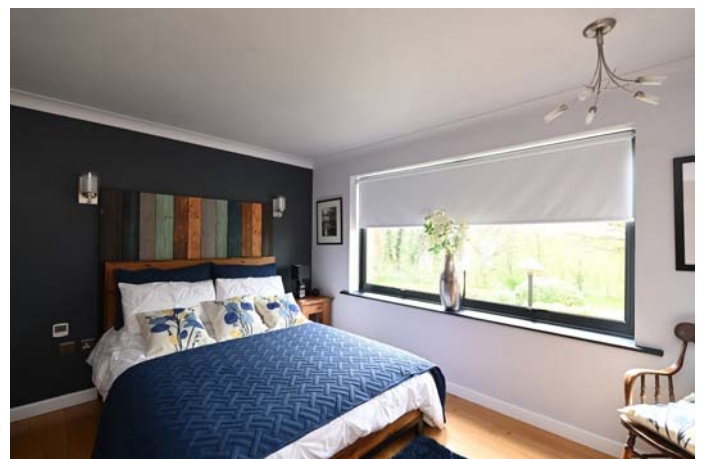
*Utility Room/Rear Hall*

With wood effect flooring, built-in storage cupboards containing the electric boiler together with plumbing connections for washing machine and water softener. Downlighters and glazed door to the outside.

A second opening beside the feature brick wall leads through to the semi-elevated **hallway area** that overlooks the Sitting Room and with **circular staircase** rising up to the First Floor and pamment tile flooring, door to **shelved storage cupboard**, door to **Airing Cupboard** and further doors off to

*Bedroom One* 12'6 x 10'3 (3.82m x 3.12m)

With large window on the front elevation providing plenty of light and views of the decked terrace area, gardens and countryside beyond. Wood flooring, built-in wardrobe cupboard, wall light points and door to



### *Jack and Jill Shower Room*

With feature bay window overlooking the gardens with inset tiled area containing the circular sink unit with mixer tap. Fully tiled shower cubicle, tiled flooring, downlighters, extractor fan and door connecting to

### *Bedroom Two* 12'8 x 10'3 (3.85m x 3.42m)

With large window overlooking the driveway and rear garden. Wood flooring and wall light points.



### *Bathroom*

Well fitted with suite comprising panelled bath with mixer tap and shower attachment, WC and mounted wash basin with mixer tap over and storage cupboard under. Wall mounted storage cupboards, downlighters, extractor fan and wood effect flooring.

From the hallway area a circular staircase rises to the

## **First Floor**

### *Landing*

Galleried in style and with glazed balustrades overlooking the Sitting Room that benefits from the views through the double height window beyond. Wood flooring and door off to



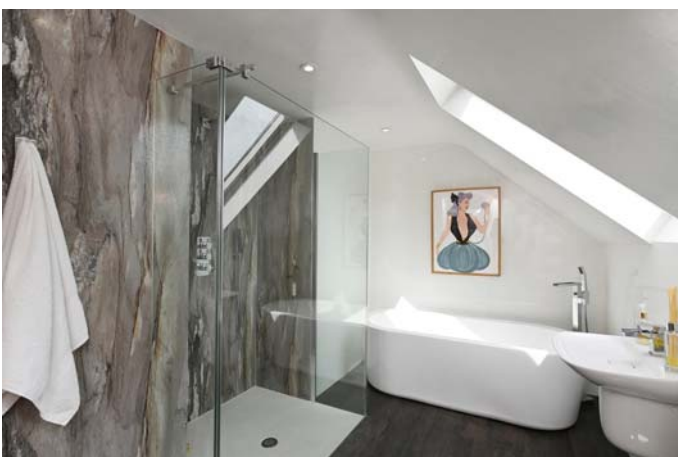
*Principal Bedroom* 18'1 x 15'7 (5.5m x 4.74m)

An impressive double bedroom with partly vaulted ceiling and Velux window lights providing views to the rear. Wood flooring and door to



*En-suite Bathroom*

A spacious en-suite bathroom with glazed shower enclosure, freestanding bath with standalone mixer tap with shower attachment, mounted wash basin with waterfall mixer tap and WC with concealed cistern. Wood effect flooring, feature brick walling, downlighters, extractor fan and Velux window light.



From the Landing a second door provides access to the

*Dressing Room*

Previously used as a single bedroom and with Velux window light providing good views across the gardens and adjoining paddock. Range of built-in wardrobe cupboards, wood flooring and downlighters.

## Outside

Pine Lodge enjoys an elevated position, set well above The Street and approached via a driveway that leads to a remote operated five bar gate, which opens onto a sweeping granite chip driveway. The driveway leads to a generous parking and turning area set between Pine Lodge and the outbuildings. These include a **Double Garage**, approximately 23'10 x 18'11, with power and light connected, with additional lean to **Garden Store** to the side and separate **WC** with personnel door to the rear. To the rear of the garage is the **Workshop**, approximately 16'10 x 12'10, also with power and light connected, together with two timber frame storage sheds and an open fronted wood store. Beside the garage and outbuildings is a paved terrace area with lighting, barbecue area and water feature, that enjoys the sun during the second half of the day and into the evening.



Either side of the driveway are well maintained gardens and grounds that comprise raised decked areas that can be accessed from the sitting room and conservatory, lawns that are enclosed within well stocked borders containing a variety of spring bulbs, specimen flowers and shrubs, and a maturing orchard area. Beside the orchard area is the **original bungalow** dwelling that was on site, which is of basic timber frame construction under a felt roof. This dilapidated building benefits from planning permission to be converted to create a gym and further storage area.





Immediately adjoining the rear of Pine Lodge is a large patio area set within railway sleepers and this can be accessed directly from the Kitchen/Breakfast Room. Beyond the patio is the garden, which includes a large central **pond**, that is piped to a smaller, ancillary **ponds**. Surrounding the ponds are gardens that are predominantly laid to grass for ease of maintenance, but interspersed with a number of established trees and shrubs. There is also a **open sided gazebo** that looks back to the house and across the gardens and ponds.



The gardens continue to the west, beyond the decked area serving the conservatory where there is a hot tub and a paved pathway set beneath a pergola that leads to a vegetable patch with a **greenhouse**, all of which is partly enclosed within established evergreen hedging. To the west of Pine Lodge is the **paddock**. This is a delightful area that is down to grass with a mown perimeter walkway. Extending to approximately 2.8 acres (1.13 hectares), vehicular access is via a pair of side hung five bar gates, that are located close to the entrance to the property. During the vendor's ownership a local farmer has taken the hay during the summer months, but otherwise the paddock has been left to its own devices. The paddock is partly enclosed by post and wire/stockproof fencing, post and rail fencing and a ditchline to part. There is also a reasonable size pond that connects with a ditchline along the rear boundary.

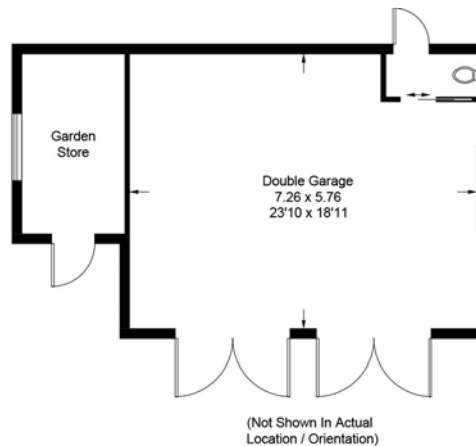
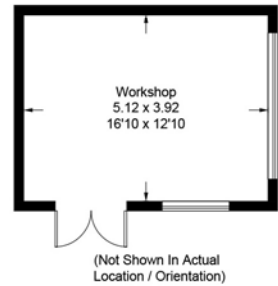
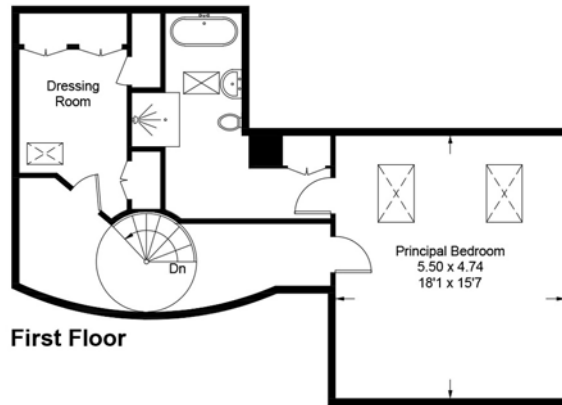
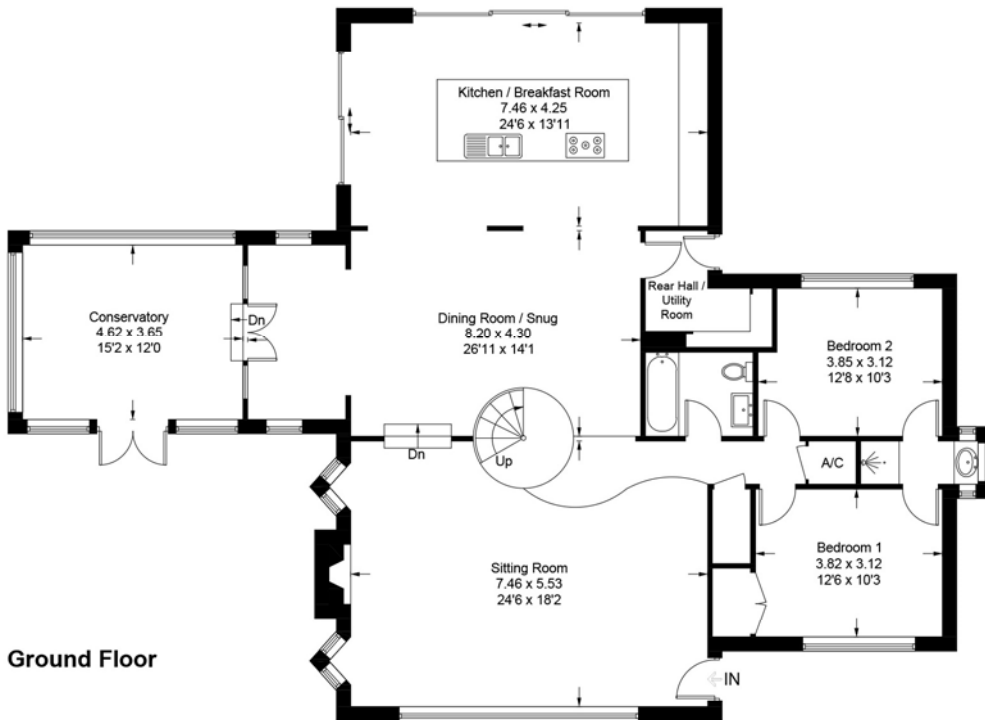


# Pine Lodge, Wissett

Approximate Gross Internal Area = 230.4 sq m / 2481 sq ft

Outbuildings = 70.0 sq m / 753 sq ft

Total = 300.4 sq m / 3234 sq ft





*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Private drainage. Electric boiler serving the underfloor heating and hot water systems.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = F (35)

*Council Tax* Band E; £2,526.56 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

#### **NOTES**

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*April 2024*



## Directions

Proceeding in a northerly direction on the A144 turn left (Signposted The S. Elmhams, Rumburgh & Wissett) onto Wissett Road just before Chinnys Sports Bar. Continue along this road into the village. Continue through the village, passing The Plough on your right and the church on your left and the property will be found on the right hand side after approximately quarter a mile.

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