

A period farm house currently divided into two dwellings, situated within grounds of nearly 1.5 acres, in a rural location within the parish of Halesworth.

Guide Price
£500,000 Freehold
Ref: P7344/C

White House Farmhouse
Walpole Road
Halesworth
Suffolk
IP19 0PH



White House Farmhouse South - kitchen/dining room, sitting room, two first floor bedrooms and bathroom. Attic bedroom.

White House Farmhouse North - kitchen, downstairs bedroom one, bathroom and sitting room. First floor bedroom and attic bedroom.

Ample off-road parking. Outbuilding. Mature grounds of 1.45 acres.

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Location

The property is situated within the parish of Halesworth adjacent to the boundary of the village of Cookley. The property stands in a pleasant, rural location adjacent to a farmstead (it is understood that a planning application has been submitted to convert the buildings within the farm to a commercial use.) Halesworth itself is just over a mile and offers a full range of local shopping and commercial facilities as well as schooling and a railway station. The Suffolk Heritage Coast with popular towns and villages such as Southwold, Walberswick and Dunwich is about ten miles to the east.

Description

White House Farmhouse is a detached Grade II Listed house of timber framed construction with brick and rendered elevations under a pantiled roof. It is believed to date from the late 17th Century or early 18th Century. It is currently used as two dwellings being White House Farmhouse South and White House Farmhouse North. Both benefit from a kitchen/dining room, sitting room, three bedrooms and a bathroom. It is a most attractive farmhouse and still benefits from some period features such as exposed beams and brickwork. The house sits well in its mature grounds which in all extend to approximately 1.45 acres. These contain areas of copse, and also lawn. There is a substantial area of shingle parking as well as a brick outbuilding.

White House Farmhouse South

A front door opens to the

Kitchen/Dining Room 18' 7 x 17' 2 (5.66m x 5.23m)

Inglenook fireplace with bressummer beam above. North-west and south-east facing windows with secondary glazing. Exposed brick wall. Fitted with a range of high and low level wall units with granite effect work surface and stainless steel sink with drainer and taps above. Space and plumbing for a fridge, washing machine, tumble dryer and electric oven. Extractor fan. Exposed timbers. Laminate wood flooring. Door to the rear garden. Stairs to the first floor landing. Door to the sitting room.



Sitting Room. 17' 2 x 13' 5 (5.23m x 4.09m)

Dual aspect room with north-east and south-east facing windows with secondary glazing. Brick fireplace. Radiator. Wall light points. Door to the cloakroom



Cloakroom

WC and handwash basin.

The stairs in the ground floor kitchen/dining room rise to the first floor landing.

Landing

North-west facing windows overlooking the gardens. Wall light points. Doors leading to the two bedrooms, bathroom and stairs that lead to the attic.

Bedroom One 14' 4 x 13' 2 (4.37m x 4.01m)

A double bedroom with south-east facing window with secondary glazing to the rear of the property. Blocked fireplace. Exposed timbers. Walk-in wardrobe. Radiator.



Bathroom

Comprising bath with shower attachment and glazed screen. WC and hand wash basin. Ladder style chrome towel radiator.

Bedroom Two 14' 0 x 10' 8 (4.27m x 3.25m)

A double bedroom with south-east facing window with secondary glazing to the rear of the property. Fitted shelving. Radiator. Wall light points.

From the landing, is a corridor which previously linked the house to the northern house, and a door opening to stairs that lead up to attic bedroom three.



Attic Bedroom Three 15' 6 x 13' 6 (4.72m x 4.11m)

A double bedroom with part-vaulted ceiling and south-west facing window with secondary glazing. Radiator. Built-in storage cupboard.



From the attic stairs, is a doorway leading to an attic storage room.

White House Farmhouse North

A door to the side of the house leads to the

Kitchen/Dining Room 15' 10 x 11' 9 (4.83m x 3.58m)

Fitted with a range of high and low level wall units with roll edge work surface and one and a half bowl stainless steel sink with taps above. Laminate flooring. Hatch to roof space. Space for electric oven with extractor fan above. Radiator. South-west facing window. Doors lead to the exterior, the sitting room and to an inner lobby where further doors lead to the ground floor bedroom and bathroom.



Ground Floor Bedroom One 13' 6 x 10' 4 (4.11m x 3.15m)

A bedroom or further reception room with north-east facing windows and radiator.

Bathroom

Comprising bath with shower attachment and glazed screen. WC and hand wash basin. Radiator. South-west facing window.

Sitting Room 14' 4 x 9' 7 (4.37m x 2.92m)

Dual aspect room with north-west and north-east facing windows with secondary glazing overlooking the grounds. Fireplace with timber surround. Radiator. A door opens to stairs that lead to the first floor landing.



Landing

Door to first floor bedroom two and stairs to the second floor.

Bedroom Two 14' 2 x 9' 7 (4.32m x 2.92m)

A double bedroom with north-west facing window with secondary glazing with views over the grounds. Radiator. Wall light points. Door to built-in cupboard that previously linked the two houses together.



Second Floor Bedroom Three 15' 6 x 12' 3 (4.72m x 3.73m)

A double bedroom with vaulted ceiling and exposed timbers. North-east facing window. Radiator.



Outside

The property is approached from the highway via a drive owned by the neighbouring farm upon which White house Farmhouse has a right of way. This leads to a track that proceeds through a copse to a substantial area of grass which contains trees and is bordered by hedging and trees. Here there is shingle parking to both sides of the farmhouse. This leads to a brick built store/potential workshop. To the rear of the house itself are two boiler sheds, both of which contain an oil fired boilers for both sides of the house. In total, the grounds extend to approximately 1.45 acres.

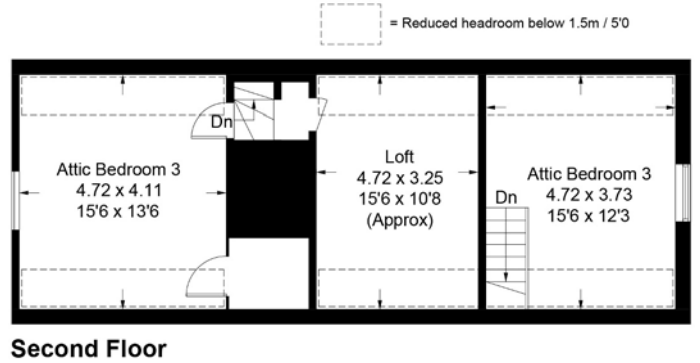
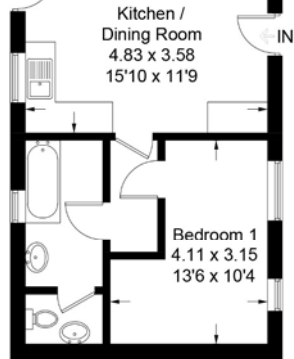
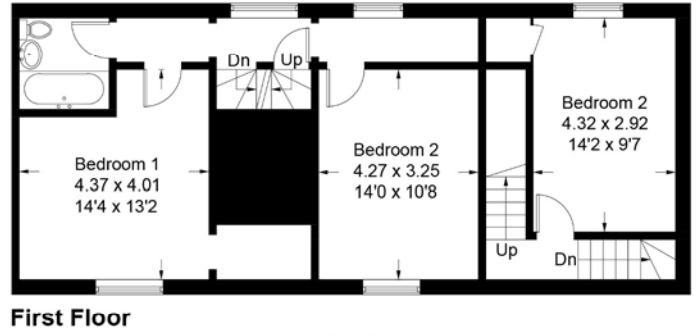
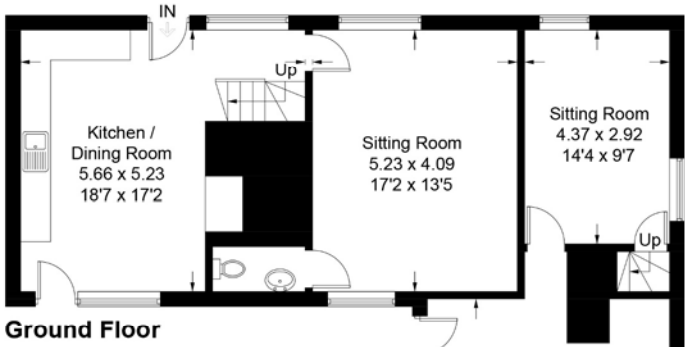






White House Farmhouse, Halesworth

Approximate Gross Internal Area = 235.8 sq m / 2538 sq ft
(Including Loft / Attic Room)



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Produced for Clarke and Simpson

Site Plan



Viewing Strictly by appointment with the agent.

Services **Mains electricity** (two supplies, one for White House Farmhouse South and one for White House Farmhouse North. The meters are located within an adjoining building owned by the farm and the owners of White House Farmhouse will have the right to enter the building to read the meters, repair them and replace as required.)

Private drainage system. Whilst the vendors believe the septic tank works in a satisfactory manner, it may not comply with the modern regulations and a buyer should budget to install a new sewage treatment plant/s. The cost has been taken into account within the guide price.

Mains water. Whilst it is a single mains water supply, it comes via the adjacent farm and the vendors are installing a sub meter. Until the sub meter is installed, there will be no charge for water. Once installed, the farm/owner of White House Farmhouse will read the meter and the farm will invoice accordingly at the prevailing rate.

Oil fired central heating. There are two oil fired boilers and oil tanks, each serving one side of the house.

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 = White House Farmhouse North = E; White House Farmhouse South = E

Council Tax White House Farmhouse North Band B; £1,651.73 payable per annum 2024/2025

White House Farmhouse South Band B; £1,651.73 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.

3. The property is Grade II Listed and is understood to have been built as one dwelling but has been used as two dwellings for some years. The property is being sold as a whole and interested parties should read the services section. The property is being split from the adjacent farm and boundary pegs have been installed.

4. It is the intention of the sellers to submit a planning application for residential conversion of the adjacent historic timber framed barn. It is understood that a planning application has been submitted to convert the former agricultural buildings at the rear of the farmhouse to a commercial site. As part of the contract, the buyer of the farmhouse will be obligated to covenant not to object to the conversion of the traditional barn to residential use or the agricultural buildings to commercial use (but will not be restricted in making representations to the Local Planning Authority as to matters such as window openings, privacy, overlooking and lighting.) The farmhouse will benefit from a covenant not to rear pigs or poultry within the agricultural buildings.

5. A site plan is included within the particulars. The property is outlined in red and will be granted a right of way over the drive shaded yellow.

May 2024



Directions

Proceed out of Halesworth in a southerly direction on the B1117. Having left the town, White House Farm will be found less than half a mile on the left hand side, as indicated by the Clarke & Simpson board.

What3Words location: ///lawns. somebody.denser



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