

*A semi-detached cottage requiring modernisation and with scope to be extended, sitting in a pleasant rural location within the parish of Cookley, just 2.5 miles from Halesworth.*

Guide Price  
£195,000 Freehold  
Ref: P7533/C

1 Halesworth Road  
Cookley  
Suffolk  
IP19 0LX



Hallway, sitting room, kitchen/dining room and pantry.  
Two first floor double bedrooms and bathroom.  
Front and rear gardens in all extending to almost 0.25 acres.  
Outbuildings.  
On road parking.

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](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

1 Halesworth Road stands in a particularly pleasant rural location within the parish of Cookley. The market town of Halesworth is just over 2 miles. Here there is a selection of shops, pubs and eateries, a mainline rail service to London via Ipswich, a Co-Op supermarket and an art centre. Suffolk's Heritage Coastline includes destinations such as Southwold, Walberswick, Dunwich and Aldeburgh. Snape Maltings, with its concert hall and selection of independent shops is approximately 15 miles away. The county town of Ipswich is 29 miles and the city of Norwich, 27 miles.

## Description

The property is a semi-detached house of red brick construction under a tiled roof which is believed to have been constructed as a local authority dwelling in the 1930s. It is anticipated that an incoming owner will carry out a full refurbishment/modernisation programme and, subject to the normal consents, there is space to one side for an extension.

A front door leads to a hallway where stairs rise to the first floor landing. Off this is a sitting room with UPVC window to the front of the property, a fireplace and electric radiator. A door opens to a kitchen/dining room where there are basic low level wall units and a stainless steel sink. In addition is a stove with back boiler that historically served some radiators. There is a UPVC window to the rear of the property, a door to the exterior and a shelved pantry.

From the first floor landing is access to the two bedrooms. Both are doubles. Bedroom one has a UPVC window to the front of the property and pleasant views of a meadow. It also has a built-in wardrobe and a blocked fireplace. The second bedroom has UPVC windows to the rear of the property and an airing cupboard with hot water cylinder. The bathroom comprises a WC, hand wash basin and bath.











## Outside

To the front of the property is a garden measuring approximately 45' x 45' which is enclosed by hedges and trees. There could be scope to create off-road parking within the front garden. To the rear of the house is a brick built former coal and timber store. Beyond this is a garden which is predominantly laid to grass and enclosed by fencing, hedging and trees. It measures approximately 100' x 55' with a total plot size extending to almost 0.25 acres.





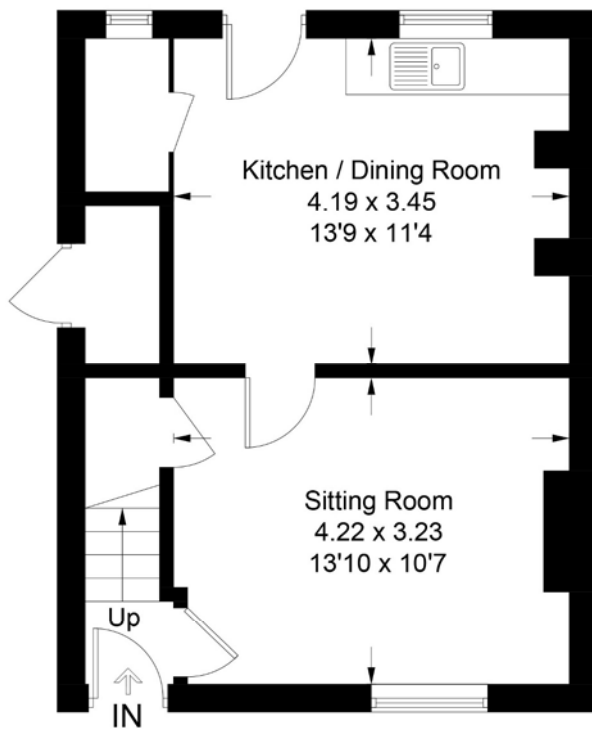


## 1 Halesworth Road, Cookley

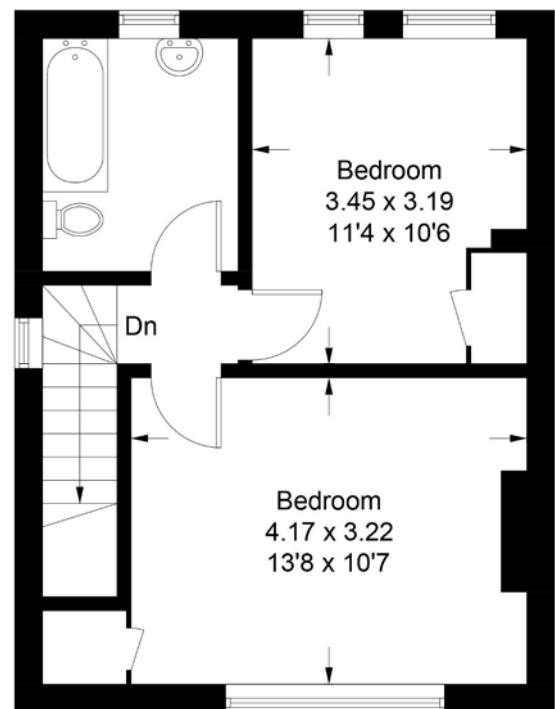
Approximate Gross Internal Area = 70.6 sq m / 760 sq ft

External Cupboard = 1.5 sq m / 16 sq ft

Total = 72.1 sq m / 776 sq ft



**Ground Floor**



**First Floor**





**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity. Drainage is via a private system within land owned by Flagship Group. Flagship are responsible for the emptying and maintenance of the plant. The April 2024 - March 2025 payment for number 1 Halesworth Road was £369.13. Flagship, or their subsidiary, Newtied Homes invoice the owner/occupier direct.

**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 (Copy available from the agents upon request)

**Council Tax** Band B; £1,713.46 payable per annum 2025/2026

**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 vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. This is a probate sale. Probate is yet to be granted but the application has been submitted.

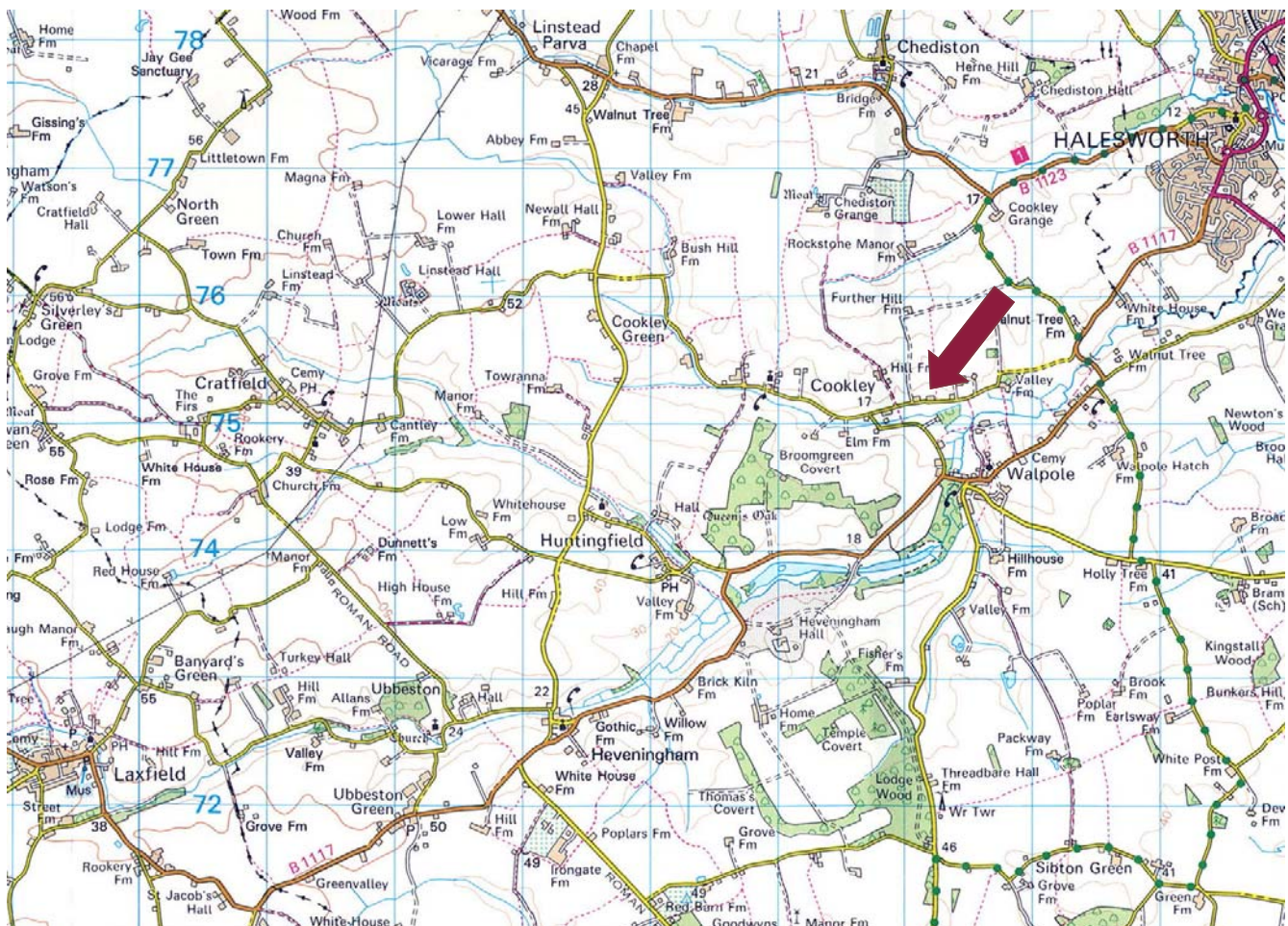
*July 2025*



## Directions

Heading out of Halesworth on the Walpole Road (B117), pass Dukes Drive on the right. Continue for just over three quarters of a mile and where the road bears sharply to the left, take the right hand turning onto Cookley Street. Continue along the street for almost a mile and the property is the last former local authority house of the right hand side.

What3Words location: [///cactus.sheepish.space](https://www.what3words.com////cactus.sheepish.space)



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