

A bespoke new house situated in a stunning rural position within the parish of Spexhall, just over two miles from Halesworth.

Guide Price
£825,000 Freehold
Ref: P7342/C
2 Old Hall Loke
Hall Road
Spexhall
Near Halesworth
Suffolk IP19 0RR



Entrance hall, kitchen/dining room, boot/laundry room and plant room. Sitting room, family room/downstairs bedroom five and shower room.

Four first floor double bedrooms, two with en-suites and family bathroom. Large garage. Gardens.

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

The stunning three new houses are located in a wonderful and convenient rural location within the parish of Spexhall, which is just two miles from the market town of Halesworth. From the properties themselves, is a bridleway with lovely paths, including to the local pub. Halesworth offers a variety of shops, public houses, restaurants, doctors, vets and a Co-Op supermarket. The thriving community Arts Centre, The New Cut, is used for exhibitions, workshops, cinema and theatre. The railway station has services on the Ipswich to Lowestoft line and conveniently provides links to London's Liverpool Street station and Norwich. Bungay is 7 miles away and offers further shops and services. The city of Norwich is 22 miles away and the county town of Ipswich is 32 miles. Suffolk's Heritage Coast, with destinations such as Southwold, is approximately 11 miles.

Specifications

External

High grade Douglas Fir cladding
Zinc roof
Zinc gutters and down-pipes
High performance energy efficient powder coated double-glazed aluminium windows throughout
Electric garage door
Landscaping to include wildflower meadow and seeded lawns
Extensive planting with native trees and hedging
Limestone patios
Outside tap for garden use
Close boarded and post and rail fencing

Kitchen

Solid wood, in-frame shaker kitchen
Quartz worktops
Under counter wine fridge
Full height integrated fridge
Full height integrated freezer
Neff slide and hide ovens
Boiling water tap

Electrical

EV charging point
Starlink Internet pre installed
LED downlights to wet areas
External lighting
External power sockets
5amp lighting circuits to living areas

Internal

Zoned underfloor heating
Multi fuel stove in living room
Contemporary radiators to first floor
Dressing room to master bedroom
Concealed sanitary fittings
Frosted glass doors to en-suites
Fully carpeted first floor
Oak staircase with glass balustrade

Bathrooms

All bathrooms fully tiled with Porcelanosa tiles
Vanity units to all bathrooms
Towel radiators

Energy

Energy efficient Samsung R32 air source heat pump
Low energy lighting throughout
Predicted B energy rating

Warranty

10 year construction warranty with Build-Zone.

Reservations

A reservation deposit of £2,000 will be required. Please note it is only possible to reserve one of the properties if you are in a position to immediately proceed with the purchase.

























Old Hall Loke - Plot 2, Halesworth
 Main House gross internal area = 2,609 sq ft / 242 sq m
 Garage gross internal area = 326 sq ft / 30 sq m
 Total gross internal area = 2,935 sq ft / 273 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8609448/DST

Services

Mains electricity, with an air source heat pump. New individual private drainage system. Shared private bore hole water with filtration plant.

Predicted EPC

B (Copy available upon request).

Council Tax

To be assessed

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

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

Interested parties will note that Starlink internet is pre-installed to provide high speed broadband

Local Authority

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

Viewing

Strictly by appointment.

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 internal photos are of no 1.

November 2024

Directions

From Halesworth (south) take the A144 (Bungay straight) towards Bungay. Half a mile after the railway bridge, turn left at the junction to Spexhall church. Continue along this road and turn right by the village hall. After approximately half a mile, just after the track on the right hand side to Spexhall Hall, Old Hall Loke will be found on the right hand side.

From Bungay (north), turn right after St Lawrence Primary School onto Grub Lane. After half a mile turn left at the right hand bend onto a single track road. After approximately half a mile, Old Hall Loke will be found on the left.

What3Words location: ///obviously.recover.wash



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.