



Carmel Cottage, Cookley
Suffolk

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1,925 sq ft (179 sq m) | Freehold
3-4 bedrooms | 3 reception rooms
Garage | Sought-after village location

Guide price £675,000

A charming period cottage, set within tranquil gardens with wonderful views, in a peaceful village setting.

Dating to 1600 and named after the Carmelite Monks who used to lodge there, Carmel Cottage is a beautifully presented three-bedroom home combining traditional architecture with contemporary interior design. Offering flexible accommodation arranged over two floors, the cottage is positioned in the popular east Suffolk village of Cookley. A wealth of period features, including exposed wall and ceilings timbers, wooden floors and a series of brick fireplaces creates a home full of charm with character throughout.

The ground floor accommodation is both spacious and versatile, arranged to provide a natural flow between rooms. The generous drawing room enjoys dual aspects, bespoke shelving and a feature fireplace, while the separate dining room with a wood-burning stove creates the ideal space for family meals or entertaining guests. At the heart of the home lies the triple-aspect kitchen/breakfast room; a light-filled space with bespoke cabinetry, butler sink and an Aga, serving as a practical focal point with period charm. A study also acts as an additional bedroom, with access to a downstairs shower room. Complementary spaces include a utility room and a boot room with external access, ensuring the cottage is as functional as it is characterful.

On the first floor, three well-proportioned bedrooms provide comfortable accommodation; with the cottage's heritage of exposed timbers, original floorboards and vaulted ceilings enhancing the sense of space and light. A family bathroom with a views of the surrounding greenery completes this floor.

The cottage, approached via a picket fence, is enhanced by an established wisteria. The rear gardens form a notable feature, comprising a level lawn, well-stocked flowering borders and mature trees, creating a private and tranquil setting. A terrace provides space for outdoor dining and relaxation, with views towards the nearby church tower and meadow opposite. Accessed via the garden and a lane to the rear, a detached garage and workshop adds useful ancillary space as well as parking.



Location

Carmel Cottage is situated in the peaceful village of Cookley, surrounded by unspoilt Suffolk countryside and approximately four miles from the market town of Halesworth. Halesworth offers a good range of everyday amenities including independent shops, cafés, pubs, a supermarket and a railway station with services to Ipswich and onward connections to London Liverpool Street.

The surrounding area is renowned for its attractive rural landscape and close proximity to the Heritage Coast, with the coastal towns of Southwold and Aldeburgh both within easy reach, offering sandy and shingle beaches, sailing facilities and a range of restaurants and boutiques.

The area is well served for schooling, with both state and independent options including Saint Felix School and Framlingham College. The A12 provides access south towards Ipswich and London, while nearby rail links from Halesworth and Darsham offer convenient connections to the wider region and the capital.

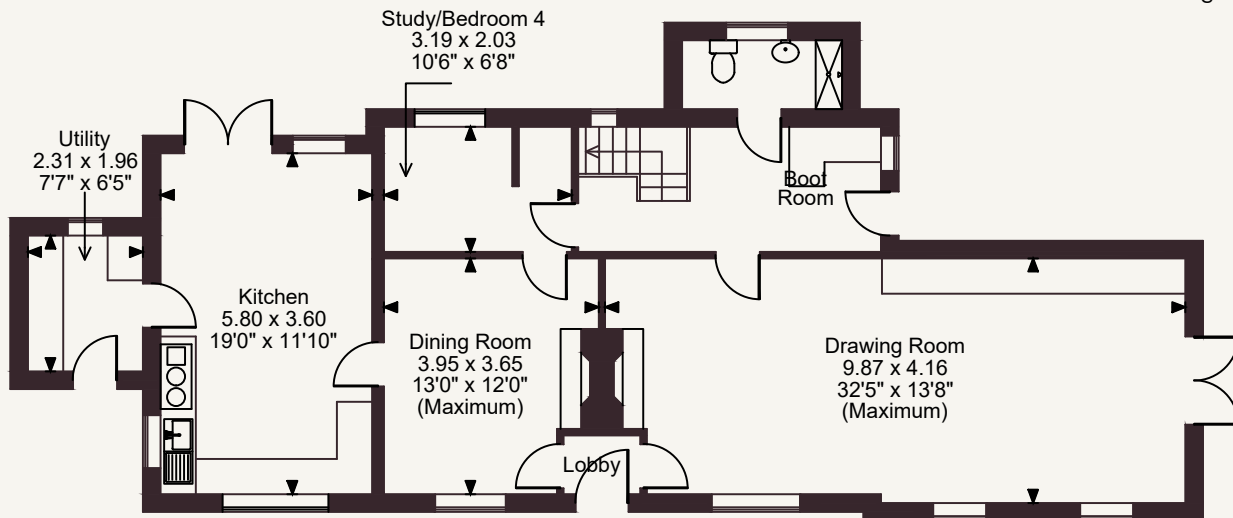
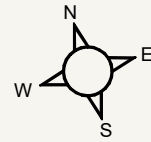
Postcode region: IP19

General

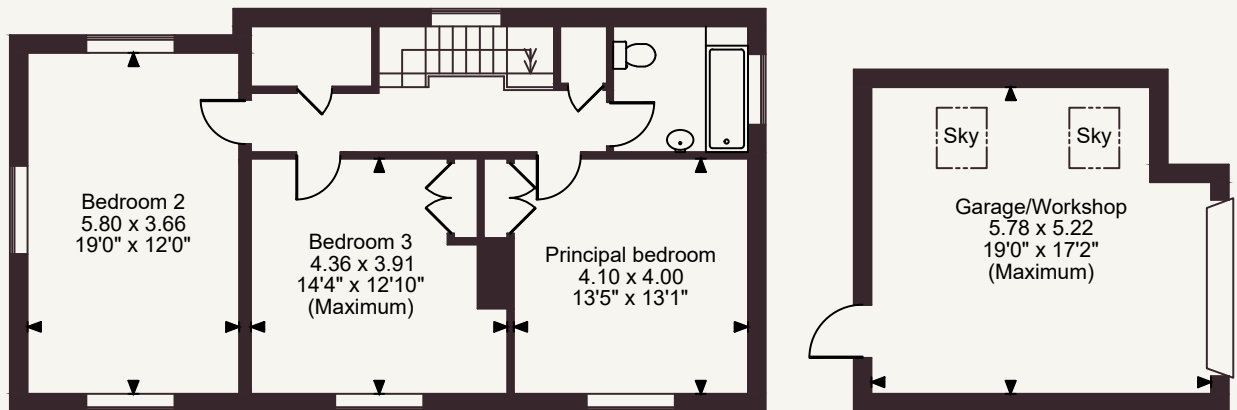
Local Authority: East Suffolk Council
 Services: Mains water and electricity services are connected. Private drainage which we believe complies with the current regulations. Oil-fired central heating.
 Council Tax: Band D
 EPC Rating: E
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Carmel Cottage Cookley, Halesworth
 Main House internal area 1,925 sq ft (179 sq m)
 Garage internal area 307 sq ft (28 sq m)
 Total internal area 2,232 sq ft (207 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.

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Suffolk

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