

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



8 The George Maltings, Halesworth, Suffolk. IP19 8RT

PRICE

£410,000

A beautiful Mews house which is part of an exclusive complex in this former 19th century maltings at the very heart of Halesworth, within walking distance of the town centre shops and restaurants; the railway station and arts and music venue: The Cut. The property which is centrally heated by gas fired radiators, benefits from double glazed windows and a delightful conservatory. There is an enchanting garden to the front which is well stocked and provides a delightful seating area. At the rear, the private and enclosed courtyard garden, which is accessed from the conservatory, benefits from a pedestrian gate and a short cut access to the town centre amenities. This property also benefits from a double garage in a nearby block to the side. Access is via a private lane shared between the houses in the mews. The accommodation is extremely well-planned and is deceptively spacious, being arranged on three floors. There is a useful cloakroom off the entrance hall. The kitchen/dining room, which overlooks the front garden is fitted with Shaker style cabinets and has an integrated four ring gas hob, an electric oven, cooker hood, dishwasher and fridge/freezer. There is space for a washing machine and tumble dryer in a utility cupboard on the first floor. The sitting room, which overlooks the rear courtyard and opens to the conservatory has display shelves and a built in cupboard. The first floor landing is notable for its generous size which accommodates a desk and has fitted bookshelves, creating a useful study area. Bedroom two, has an en-suite shower room, whilst the third bedroom (slightly larger) is adjacent to what was conceived as a fourth bedroom but is now used as a dressing room and has been fitted out with wardrobes. There is a family shower room on the first floor. Bedroom one, which has vaulted ceilings, is located on the second floor and benefits from excellent built in storage. There is an en-suite shower room to this bedroom. The property, which will be available with no onward chain, has great character and charm. We strongly recommend an early internal inspection to appreciate the versatility and potential offered within.

Halesworth is a very well served Suffolk market town located on tributary of the River Blyth with a pretty and vibrant pedestrianised Thoroughfare (High Street) which has excellent local shops and restaurants. There is a supermarket and a primary school plus a superb arts centre and music venue at The Cut. The town has many buildings that date from the sixteenth century, but there is evidence of Roman and Saxon settlement too. Halesworth, which is ideally located for the Heritage Coast and seaside town of Southwold, is also conveniently placed for access to towns like Bungay and Beccles which is, of course, a gateway to The Broads. The town has approx. 44 acres of green space provided for conservation and wildlife.

SUMMARY OF THE ACCOMMODATION

GROUND FLOOR

Entrance Hall; Cloakroom; Kitchen/Dining Room 5.14m x 3.24m; Sitting Room 5.33m x 3.88m; Conservatory 3.22m x 2.71m.

FIRST FLOOR

Landing and study area; Bedroom Two 3.29m x 3.23m; En-suite Shower Room; Bedroom Three 3.93m x 3.24m; Dressing Room/Bedroom Four 2.92m x 1.29m to the front of the wardrobes; Shower Room.

SECOND FLOOR

Bedroom One 5.96m. Max at floor level x 3.12m; En-suite Shower Room.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = C



Total area: approx. 136.2 sq. metres (1465.8 sq. feet)

Markham EPC
Plan produced using PlanUp.











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