



SOUTHWOLD
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
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ESTATE AGENTS



THE POST OFFICE MILL COMMON WESTHALL
OFFERS IN EXCESS OF £395,000 FREEHOLD

PART RESIDENTIAL—PART COMMERCIAL

Development or Refurbishment Opportunity

Entrance Hall Sitting Room Dining Room Kitchen Cloakroom
Four First Floor Bedrooms Family Bathroom
Shop Comprising: Kitchen Utility Room Spacious Shop Floor Area
Two First Floor Rooms Cloakroom
Front and Rear Garden Garage Useful Brick Outbuilding

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

THE PROPERTY

Situated in the centre of Westhall, an ideal refurbishment or redevelopment opportunity.

The shop has been closed for sometime but could be reopened by a family wishing to live on site and help serve the local community. There may also be redevelopment opportunities subject to any necessary planning consent.

The property is currently part residential and part commercial.

The accommodation in brief comprises: an entrance hall, cloakroom, sitting room, dining room and kitchen. There are four bedrooms to the first floor and a family bathroom. The shop has a kitchen, utility room, cloakroom and two first floor storage rooms. There is a garden to the front and rear of the property and a spacious brick built outbuilding that could have various uses subject to any planning permission.

LOCATION

Westhall is a small rural village which benefits from a number of amenities including the popular community run pub and the village hall. The nearby town of Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Brampton (2 miles away) and also Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are just a twenty minute drive away.

The accommodation in more detail comprises:

ACCOMMODATION

A side entrance door beneath a storm porch opens to the:-

ENTRANCE HALL

With built in cloaks cupboard; radiator; stairs to first floor accommodation; two ceiling light points; door to:-

CLOAKROOM

Double glazed window to rear aspect; washbasin; toilet; radiator.

SITTING ROOM

Window to front aspect and further French doors with glazed side panels opening to the garden; tiled fireplace and hearth; two radiators; two ceiling light points; door to:-

DINING ROOM

Window to front aspect; tiled fireplace; radiator; ceiling light point; door to:-

KITCHEN

Window to rear aspect; stainless steel sink; a range of base and wall mounted units; work surface; fridge space; cooker space; plumbing for washing machine; floor standing oil fired boiler for central heating and domestic hot water; door to shop and door to:-

REAR LOBBY

With double glazed exterior door; built in spacious storage cupboard; door to shop kitchen.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

Window to rear aspect; built in shelved cupboard; doors to bedrooms.

BEDROOM 1

Double glazed window to front aspect; two built in double wardrobe cupboards; ceiling light point fitted carpet.

BEDROOM 2

Double glazed window to front aspect; built in wardrobe cupboard; loft access hatch; ceiling light point; fitted carpet.

BEDROOM 3

Double glazed window to front aspect; built in wardrobe cupboard; ceiling light point; fitted carpet.

BEDROOM 4

Window to rear aspect; built in wardrobe cupboard; ceiling light point; fitted carpet.

BATHROOM

Double glazed window to rear aspect; panelled bath; wash basin; toilet; towel radiator.

SHOP

KITCHEN

Double glazed window to rear aspect; two inset stainless steel sinks; a good range of base and wall mounted units; work surfaces and tiled splash backs; radiator; two ceiling light points; loft access hatch; door to shop and door to:-

UTILITY ROOM

Double glazed window to rear aspect; ceiling light point; door to garage.

GARAGE

With up and over door, power and lighting.

SHOP FLOOR

A spacious area with windows to side and front and exterior door. There are two separate staircase to two first floor storage rooms.

CLOAKROOM

Windows to rear aspect; toilet and washbasin.

OUTSIDE - Front.

The front garden is mainly lawn with borders containing mixed planting and a shingle driveway which provides off street parking for a number of vehicles.

OUTSIDE - Rear.

The enclosed rear garden is also mainly lawn with borders containing mature plants.

OUTBUILDING

Of traditional brick and block construction with a tiled roof.

There are two rooms one approximately 13ft x 8ft and the other 13ft x 9ft. There is also an open section for garden storage that measures approximately 15ft x 8ft.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

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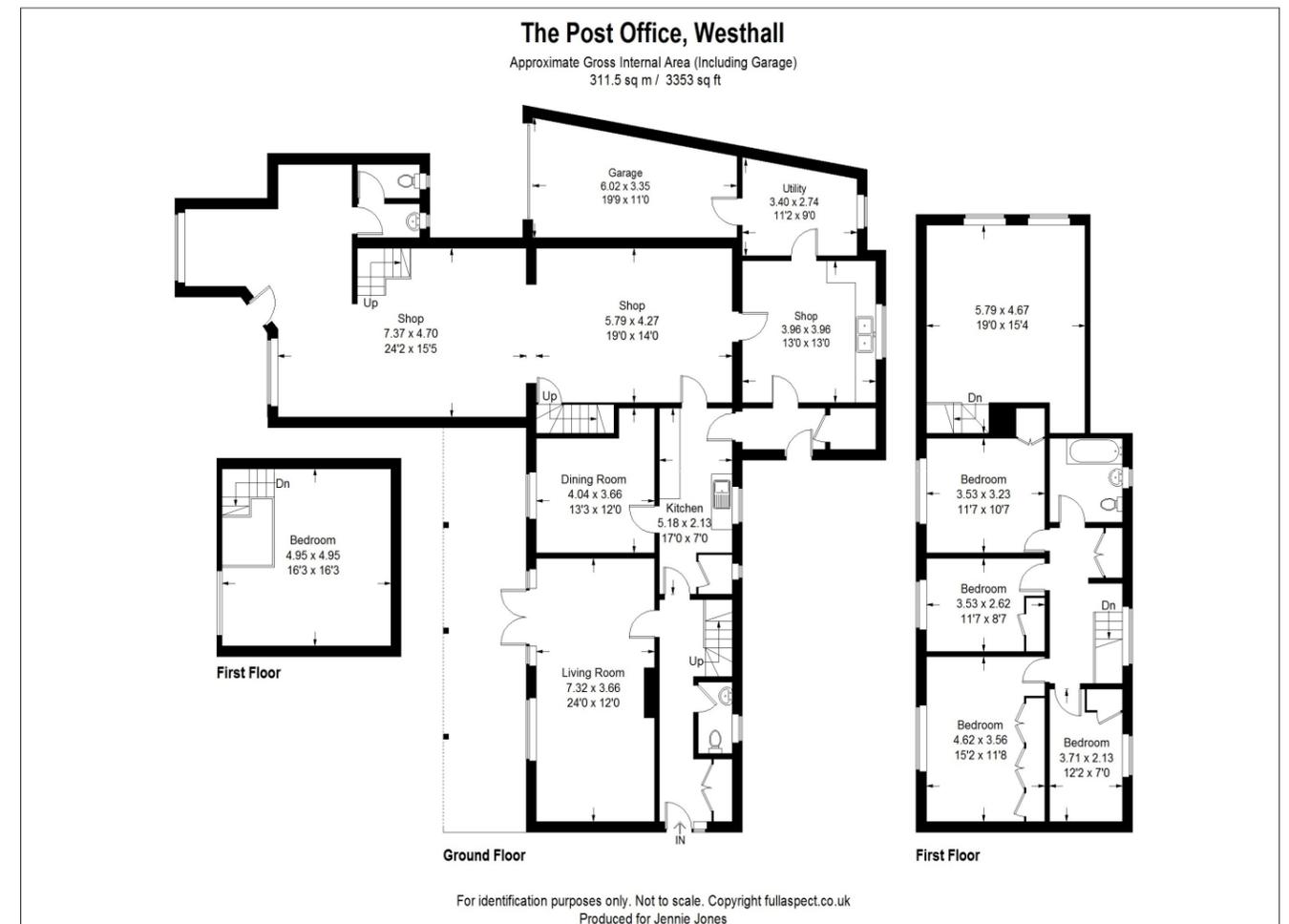
SERVICES

We understand mains water, electricity and drainage are connected. Heating is by oil fired boiler.

VIEWING

Strictly through our Saxmundham office - please telephone (01728) 605511.

REF: 4005



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office