



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HIGH STREET, WICKHAM MARKET, IP13 0RA

TENURE : FREEHOLD

GUIDE PRICE £650,000

- Substantial Family Home
- Flexible Living Spaces
- Off Road Parking
- Commercial Element Attached
- Central Location
- Workshop

THE ACCOMMODATION



The Residential Dwellings Spacious and flexible, with a layout that could be one large family home or a main house and annexe or a separate rented holiday home.

The House - 2 Crown Lane With lobby, cloakroom, door into the open-plan living area - **kitchen/dining Area** with two sets of stairs off to the first floor **living room** and **bedrooms** plus **Utility Room**. The first floor living room offers fantastic character and space. In the main house there are two large bedrooms, with shower room between. Then there is an adjoining hallway that leads to...

The Apartment This has a further **living room**, **kitchen**, **two bedrooms**, and a **bathroom**. A staircase leads to a lower hallway, providing separate access from the Market Square. **Outside** Large driveway accessed from Crown Lane, space for several cars; large workshop/garage, with power and light and a pretty, private courtyard garden.

Kitchen/Dining/Family Space 10.85m x 5.17m (35' 7" x 17') (Max Measurements)

First Floor Living Room 5.35m x 5.44m (17' 7" x 17' 10")

Utility Room 5.49m x 2.89m (18' x 9' 6")

Bedroom One 4.31m x 3.95m (14' 2" x 13')

Bedroom Two 5.51m x 3.02m (18' 1" x 9' 11")

Shower Room Shower cubicle, WC and wash basin.

Apartment Living Room 5.47m x 3.66m (17' 11" x 12')

Apartment Kitchen 4.38m x 2.25m (14' 4" x 7' 5")

Apartment Bed One 4.24m x 2.51m (13' 11" x 8' 3")

Apartment Bed Two 3.41m x 3.84m (11' 2" x 12' 7")

(Max measurements of L Shape)

Apartment Bathroom WC, wash basin; P-shaped shower bath with shower over.

The Commercial Element THE SALON - Hair Affair, High Street, Wickham Market - Please note, this is not an advert for the sale of the businesses. This has been a hairdressers for 45 years. The present tenant is in her 3rd year, and has a 10 year lease granted. She is a good reliable business owner and there have been no conflicts with her tenancy to date. There is also a 3 month notice/break clause through out the lease period from both parties. The entrance door to the salon leads into a lobby with windows and internal door to **Salon Area One** with window to front aspect overlooking Market Square, two work stations, reception desk, exposed beams and brick feature fireplace, leading through to waiting area used as a central link through to all areas of the salon. There are exposed brick walls and beams to floor and ceiling. **Salon Area Two**, the largest of the three, with five work stations, window to side aspect and external door to Crown Lane, exposed beams to walls and ceiling. Office Window to side aspect, floor hatch leading to useable cellar. Inner Hall Linking through from the Waiting Area and on to the WC's, **Salon Room Three** and link door through to the Apartment - if required, plus external door to rear passage, leading to the parking area of the house (Just access route at present, the parking is for use by the house, there is no parking for salon. **WC's** x2 with hand wash basins. Salon Room Three Bay Window overlooking Market Square, exposed beams to walls and ceiling, two reclined salon back wash units with additional shelving and door leading back to entrance lobby. Please note - We have not undertaken measurements of the commercial elements.

THE PROPERTY & LOCATION

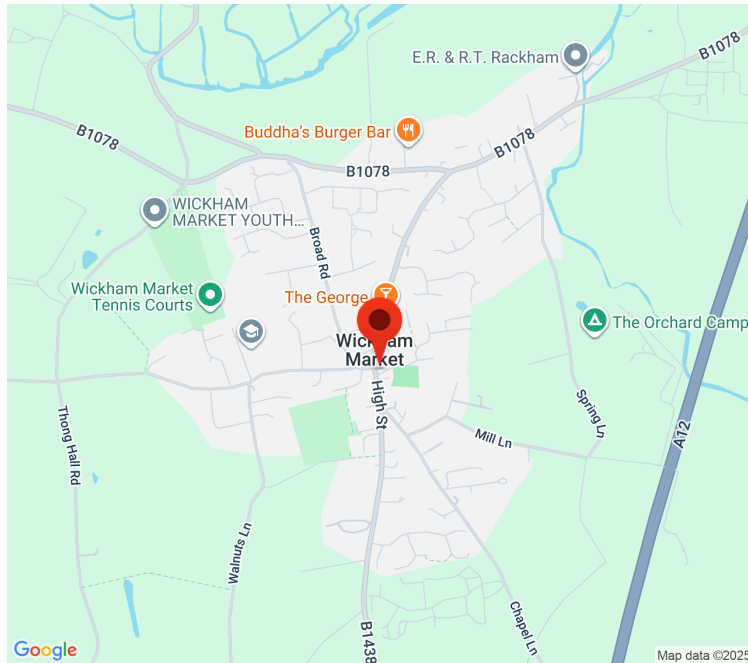
This is a substantial Grade II listed character home occupying a superb location within Wickham Market, overlooking the Market Square. This is a flexible property combining a number of opportunities; a large family home and investment opportunity in the form of a commercial element and potential residential letting. Offering a combined total of around 3100 square feet this is a property that needs to be viewed to appreciate the potential and the charm.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe and regular bus services to Ipswich and Aldeburgh.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : E



We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given