



The Old Maltings
Malt Office Lane | Rumburgh | Suffolk | IP19 0JD

A HOME WITH HEART



“This former maltings sits in a glorious position with wonderful countryside views.
Part of a lively and welcoming community, close to pretty market towns and to the Suffolk coast,
the lifestyle here is an enviable one.

The home is packed full of character throughout spacious and light rooms and has a very pretty and private garden to enjoy.
Come see it for yourself – and you won’t want to leave!”



KEY FEATURES

- A Link-Detached Former Maltings situated in the Tranquil Village of Rumburgh
- Five Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Utility and WC
- Three Reception Rooms and a First Floor Games Room/ Potential Sixth Bedroom
- Character found throughout with Timber Beams and a Brick Fireplace with Wood Burner
- Beautifully Landscaped, Private Garden of around 0.3 of an acre
- Integral Double Garage & Workshop with WC
- The Accommodation extends to 3,103sq.ft
- Energy Rating: E

Lived in by two generations of the current owners' family, this is a home that gives you a warm welcome as soon as you step through the door. Four generations have enjoyed family celebrations here. Totally charming, refreshingly practical, exceptionally comfortable, it stands out from the crowd for all the right reasons and beautifully balances period features with a layout that works brilliantly for today's busy family lives.

A Home With History

Originally a maltings, this was once owned by the owners of the well-known maltings in Halesworth and part of their business. It was converted in 1984, retaining original timbers wherever possible and adding lovely sympathetic touches like the impressive brick fireplace in the sitting room. The current owners came here 34 years ago, instantly wowed by the space and charm here. It's been much loved by four generations of the family and has played host to birthday parties, Christmas gatherings, a baptism party and more. As you explore the property, it's clear this is a home that lends itself to every stage of family life.

Family Friendly And Flexible

The property gets off to a great start when you enter into the impressive galleried entrance hall, the wood of the stairs and balustrades complementing the original beams found throughout the home. To one side you have a study that could also be a family room or music room, whilst ahead of you is the formal dining room, two windows to the west framing sunset views.





KEY FEATURES

Turning right you find yourself in the main sitting room, a fabulous dual aspect room with views over the fields and sliding doors to the garden, again to the west. Cosy with the log burner on winter evenings, it's bright and uplifting filled with summer sunshine and has enough space to seat a good number of family and friends very comfortably. Moving into the kitchen, you'll notice stools at the breakfast bar and room for a table, so it's a lovely sociable kitchen, which is perfect for family life and all its comings and goings. A utility room and cloakroom complete the ground floor accommodation. Upstairs, the landing feels refreshingly spacious and leads to five good size bedrooms and a shower room. One of the bedrooms is currently kitted out as a dressing room for the principal bedroom, which also benefits from an en-suite bathroom, creating a luxurious and private master suite. This bedroom also benefits from lovely far-reaching views across open countryside. At the end of the landing is a very large games room. The owners actually hosted Christmas in here one year, with 19 seated at the table tennis table for dinner! It's a great room for parties and for teens who want their own space and to entertain friends without having their parents cramp their style. And parents will be delighted to be undisturbed in the sitting room while the house is full of teens!

More To Explore

Head outside and there's plenty more to see. The property has a generous double garage, with an attached workshop and WC, so it's perfect if you like to get your hands dirty. You don't even need to break off to use the bathroom! The plot extends to around 0.3 of an acre and has stunning views over the fields. When you're in the garden, it's lovely and private, also nicely sheltered from the wind. The large terrace is a real suntrap and perfect for summer entertaining. You'll see spectacular sunsets too. If you love nature, this will suit you down to the ground – there's plenty of birdlife to enjoy, as well as hares in the fields, deer wandering through early in the morning and more. The owners have discovered many public footpaths across the area offering a choice of walks. When you hear of Rumburgh, your first thought may well be of the village pub, a 16th century place recently named Suffolk Pub of the Year and serving delicious home-cooked food. If you're new to the village or area, the village hall is just across the road and hosts fitness classes, bowls, table tennis and much more, so it's easy to get involved and make friends in the community. Rumburgh is also known for its popular May Day fete, with craft stalls, tea tents, dog shows and traditional maypole dancing. When you need to venture further afield, you're close to both Halesworth and Harleston and within easy reach of the Suffolk Heritage Coast.





























INFORMATION



On The Doorstep

The property sits only 4 miles from nearby Halesworth. Steeped in the history of brewing, malting and agriculture, Halesworth in modern times is a wonderful mix of old buildings and new. These days you will find the Cut Arts Centre, antique shops, pubs and café's as well as a train station and the thriving Thoroughfare where you can find everyday items, local food and produce, designer clothes, stationery, gifts, whole food, electrical, antiques, fruit and veg, flowers, books, carpets. Many of the shops are independent shops owned and run by the proprietors.

How Far Is It To?

Rumburgh lies around 9 miles south of Beccles, which is a delightful market town in the county of Suffolk. It offers a variety of local facilities including cafés, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local theatre and other cultural and leisure amenities as well as a mainline rail link to Ipswich and on to London Liverpool Street. Local bus services run to Norwich, Halesworth and other destinations. Norwich lies 22 miles to the north with a main line rail link to London Liverpool Street and an international airport, whilst Diss is found 20 miles to the west, again offering a main line rail link to Cambridge and London.

Directions - Please Scan QR Code Below

Proceed out of Beccles on Ballygate towards Bungay - B1062 - Follow this road till you reach St Johns Road - A144 and turn left. Continue on this road to and take a right hand turn onto Grub Lane and continue until you Reach Gavell Street, take this road. Continue until you reach The Street and follow this road to the right hand side. Follow this road until you reach a T Junction and turn right onto Mill Road. Drive past The Rumburgh Buck Pub on your left and almost immediately turn left onto Malt Office Lane and the drive way will be just on your right.

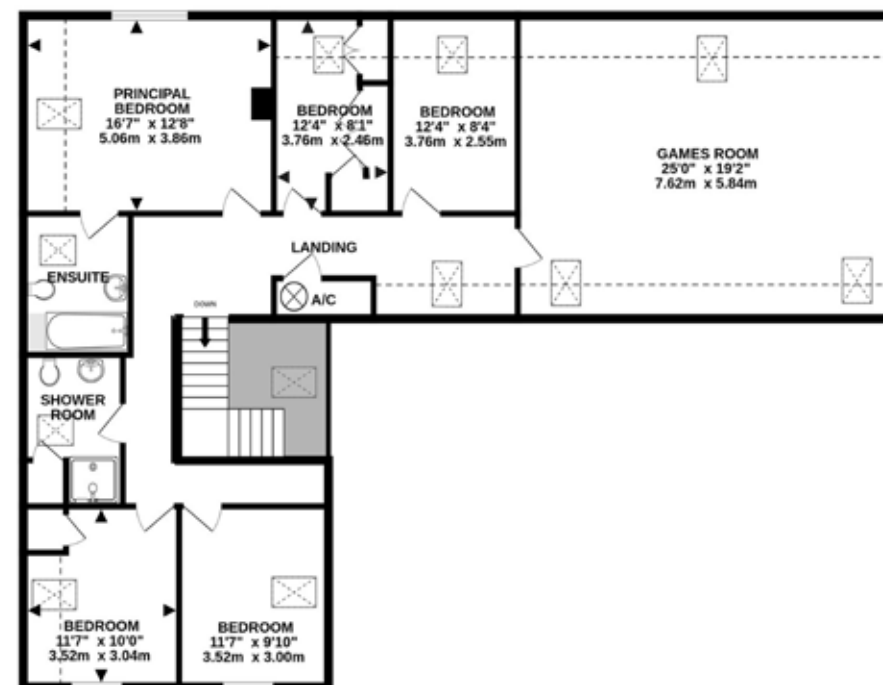
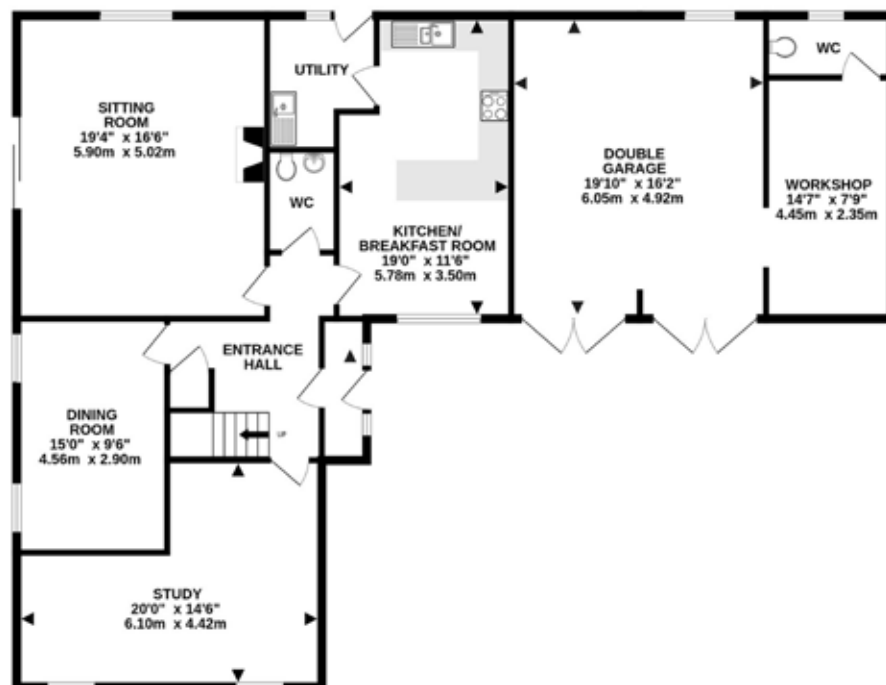
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... blazed.evaporate.carry

Services, District Council and Tenure

Electric Heating, Solar Panels, Mains Water, Mains Drainage
Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council, Tax Band F
Freehold





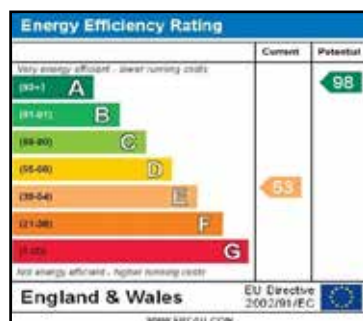
GROUND FLOOR
1607 sq.ft. (149.3 sq.m.) approx.

1ST FLOOR
1495 sq.ft. (138.9 sq.m.) approx.

TOTAL FLOOR AREA : 3103 sq.ft. (288.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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NB: DASHED AREA DENOTES RESTRICTED HEAD HEIGHT



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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