



**Tower End House Yarmouth Road, Melton**  
Woodbridge

Guide Price **£1,250,000**



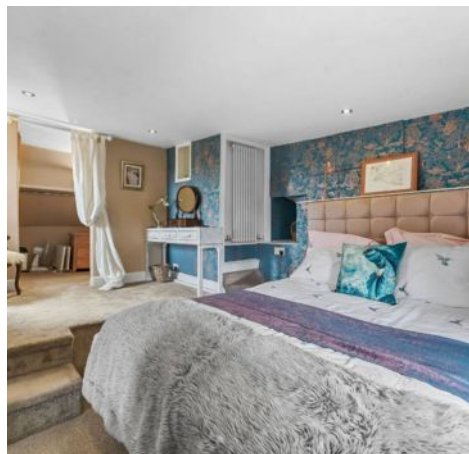


## Tower End House Yarmouth Road

Melton, Woodbridge

As part of our esteemed collection of exquisite homes, Potters Estate Agents is privileged to present this unique opportunity to acquire a prestigious Grade II Listed residence featuring a converted coach house and a charming annexe, ideal for multi-generational living or generating additional income streams.

Tower End House is a remarkable Grade II listed property, originally part of the grand Melton Towers, offering history, elegance, and a blend of luxurious living spaces. Nestled within the highly sought-after Melton Conservation Area, this distinguished home is complemented by a beautifully converted coach house and a separate annexe, providing excellent scope for flexible living. The cottage alone is a successful holiday let, yielding circa £24,000 per annum, presenting significant income potential for prospective owners.



Main Residence – Tower End House

Dating back to the early 19th century, Tower End House showcases quintessential period architecture, with stunning red brick elevations beneath a traditional tiled roof. A striking Baronial-style tower with crenellated parapets commands attention and gives the property its unique stately presence.

Upon entering, the charming entrance hall with original brick flooring leads to the principal



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Location Situated in the heart of Melton, this prestigious property offers the best of village life. Local amenities include a railway station, village store, public house, primary school, and the newly developed Riduna Business Park. The nearby market town of Woodbridge, just a short walk away, offers a wonderful riverside setting, perfect for sailing enthusiasts, along with a variety of independent shops, restaurants, and leisure facilities, including a cinema and tennis courts. The surrounding Deben Valley is designated as an Area of Outstanding Natural Beauty, providing ample opportunities for walking, river rowing, and golfing at the renowned Woodbridge and Ufford Park courses.

Council Tax band: E

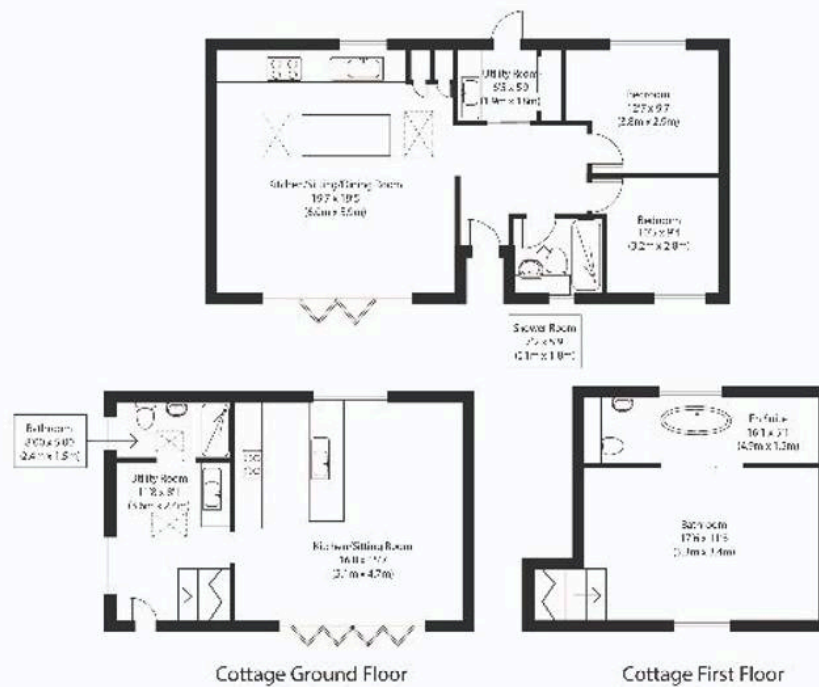
Tenure: Freehold











Approximate Gross Internal Area  
Main House 2560 sq ft (238 sq m)  
Annexe 815 sq ft (76 sq m)  
Cottage 720 sq ft (67 sq m)  
Total 4095 sq ft (380 sq m)





## Potters Estate Agents

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