

4 Wellington Court,
Chediston Street
Halesworth
IP19 8BJ



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Guide Price £350,000

The extraordinary three-storey home...

Welcome to 4 Wellington Court in Halesworth, an extraordinary three-storey property filled with character and charm. The moment you step inside, you are greeted by an entrance hall that leads you up a magnificent spiral staircase, showcasing intricate hardwood moldings, large architraves, and elegant skirting boards.

The lounge is a delightful space with abundant natural light streaming in from windows at both ends. A focal point of the room is the beautiful cast iron fireplace, complemented by floorboards, built-in shelving, and cabinets that add to the room's character and functionality. Adjacent to the lounge is a cloakroom exuding vintage charm, featuring a lovely old WC and hand basin with brass taps.

Across the hall, the kitchen/dining room beckons with its bright and airy atmosphere. Exposed timbers grace the ceiling, adding a rustic touch to the room. The dining area boasts bench seating, while the kitchen features solid wood cabinetry and a range of integrated appliances, including a dishwasher, washing machine, hob, oven, microwave, and a unique old water pump tap. A rear window offers a view of the outdoors, enhancing the space's appeal.

Ascending to the first floor, you'll discover the enchanting master bedroom, complete with two built-in wardrobes, and an ensuite shower room featuring a marble-topped wash stand, hand wash basin, and a shower enclosure. Adjacent is a cupboard housing the boiler and hot water tank, ensuring convenience and functionality. The family bathroom on this floor exudes timeless elegance with its traditional basin and bath with a classic shower mixer tap. A rear window and a stunning leaded stained glass window add a touch of sophistication to the space. Continuing on the first floor, you'll find a bright and welcoming bedroom two, offering a pleasant view and ample space.

Venturing to the second floor, a galleried landing leads you to a double room with a built-in desk, storage cupboard, wardrobe, and electric heating. Velux windows provide captivating rooftop views, creating a cosy and inviting atmosphere. Across the landing is another charming bedroom, slightly smaller but equally appealing, featuring a double bed, wardrobe/cupboard, eaves storage, and a desk area. A velux window offers picturesque views of the surroundings.

4 Wellington Court not only offers a beautifully designed interior but also boasts impressive exterior features. The property is set within a tranquil location with private parking, a double garage, and stunning communal grounds that include manicured gardens, flowering borders, a pond with goldfish and koi, two bridges over the river, and various entertaining spaces like a picnic bench, a fire pit, and a summer house. This exceptional property provides a unique blend of elegance, comfort, and natural beauty, offering a truly special place to call home. And all just a stone's throw from the bustling town centre and just a 20 minute drive to tyher stunning Heritage Coast.

Agents notes...

A pre-recorded walkaround tour is available for this property.

A quarterly fee of £1000 is payable for the upkeep of the grounds to Wellington Court Ltd. The shareholders are the four homeowners in Wellington Court. Owners are automatically shareholders of Wellington Court, who meet periodically during the year to decide how the money should be spent. An external accountant keeps track of the money and does the annual reporting.

Local Authority

East Suffolk

Council Tax Band E

EPC Rating D

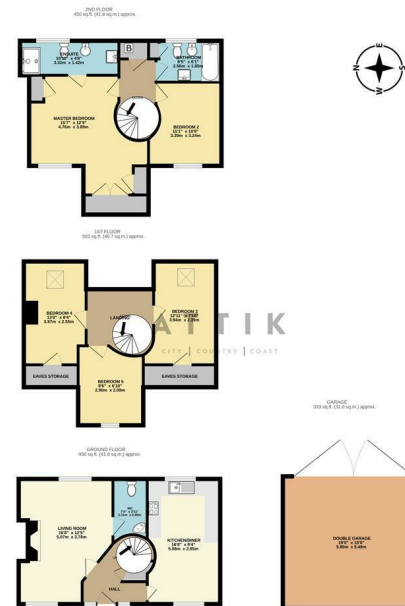


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TOTAL FLOOR AREA: 1736 sq.ft. (161.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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