



JENNIE JONES

EST 1993

ESTATE AGENTS

MAIN STREET

Leiston | Suffolk

£480,000

16 MAIN STREET, LEISTON IP16 4ES

Saxmundham (rail link to London): 6 miles

Snape Maltings: 7 miles

RSPB Minsmere: 4 miles

- Entrance Hall ● Sitting Room ● Dining Room ●
- Cloakroom ● Kitchen ● Three Bedrooms ● Ensuite ●
- Family Bath & Showeroom ● Cellar ● Walled Garden ●
- Garage & Allocated Parking ●

16 Main Street is a beautiful Grade II listed house in the heart of Leiston, within easy walking distance of the town's shops, cafés and amenities, and just a short drive from the Suffolk Heritage Coast. Formerly part of the offices of Richard Garrett, the property holds historic significance for the town and lies adjacent to the Long Shop Museum.

Arranged over three floors plus a cellar, the house combines elegant proportions, modern comfort, and a wealth of period detail, including original shutters to deep sash windows, corniced ceilings, picture rails, and two particularly fine marble fireplaces.

A welcoming entrance hall with polished floorboards leads to the elegant sitting room — a light-filled, double-aspect space with French windows opening onto the private walled garden. The adjoining dining room is another generous reception, complete with high ceiling, sash windows, and a beautiful marble fireplace. The kitchen is fitted with oak worktops, integrated stainless steel sink, range-style cooker and space for appliances, with a door to a small courtyard. A ground floor cloakroom and access to the spacious, shelved cellar complete the lower level.

On the first floor, there are two large double bedrooms, both with high ceilings, sash windows, and period fireplaces. They are served by a spacious family bathroom with bath, wide shower cubicle, twin basins, bidet, and WC.

The second floor is now a stunning master suite — a triple-aspect space with vaulted ceilings, exposed beams, stripped wooden

Elegant Grade II listed home in the heart of Leiston with walled garden, cellar, and luxurious top-floor master suite.



floors, and a red brick chimney breast. Double doors open to a luxurious en suite bathroom with an artistic wash basin and striking bamboo bathtub with shower over.

Outside, the walled rear garden offers a high degree of privacy, with lawn, paved terrace, mature shrubs, climbing wisteria, and a pergola. A gate opens to High Green, while a small courtyard off the kitchen provides discreet bin and storage space. The property also has a single garage in a nearby block and use of a residents' car park.

The Location

Leiston offers an excellent range of amenities, including independent shops, a supermarket, leisure centre, swimming pool, cinema, and schools. The beach at Sizewell is nearby, and the coastal towns of Aldeburgh and Thorpeness are within easy reach. The area is rich in heritage and wildlife, with RSPB Minsmere, Snape Maltings, Orford Castle, and Framlingham Castle all close by.

Services

Mains water, electricity & gas

Gas Heating Via Radiators

East Suffolk Council - Council Tax Band: C

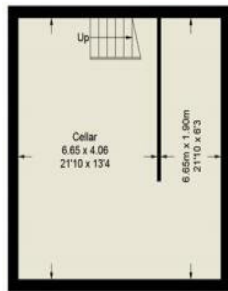


16 Main Street, Leiston

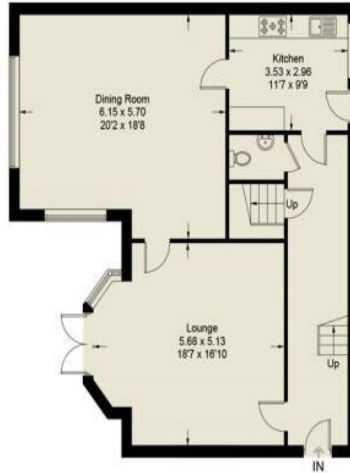
Approximate Gross Internal Area = 213.4 sq m / 2297 sq ft

Basement = 40.3 sq m / 434 sq ft

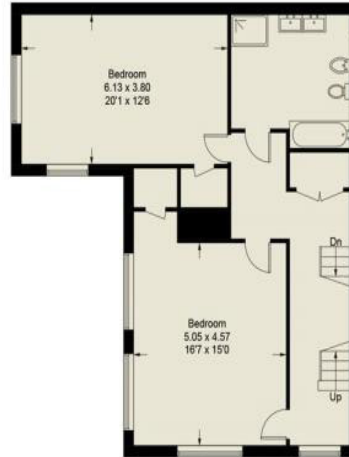
Total = 253.7 sq m / 2731 sq ft



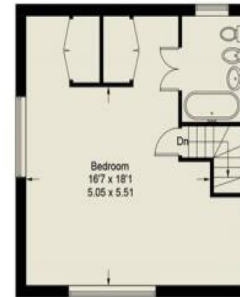
Basement



Ground Floor



First Floor



Second Floor

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