



47 QUAY STREET
HALESWORTH, IP19 8EY



A wonderful Grade II Listed, semi-detached house in the centre of Halesworth with six bedrooms, ample off-road parking and delightful garden is available to view!

As you step into the property, you're welcomed by a grand entrance hallway adorned with original features. These include the servants' bells, high ceilings, and a magnificent staircase that immediately catches the eye. Conveniently located within the hallway is a well-appointed WC, complete with a basin and toilet. A door in the hallway leads down the cellar where you will find two additional rooms and a door leading back out to the garden. To your right of the entrance hall, you'll find the sitting room, which overlooks the front of the property. The room's main focal point is a charming fireplace. This space seamlessly connects to an additional reception room that features a bay window with views of the garden. Both rooms boast high ceilings, original coving, and large windows that flood the spaces with natural light, enhancing their airy and spacious feel. On the left side of the entrance hallway, you'll discover the dining room, which also overlooks the front of the property and features another elegant fireplace. This dining area flows effortlessly into the adjacent kitchen, making it perfect for both hosting guests and everyday family living. The handmade kitchen is thoughtfully designed with a range of wall and base units, and it includes modern conveniences such as an integrated dishwasher and a two-drawer fridge.

On the first floor, you'll discover a generously sized main bedroom complete with built-in wardrobes and a curved window that frames a delightful view of the garden. Next to this room is another spacious double bedroom that overlooks the front of the house. At the end of the hallway is a single bedroom, which benefits from ample natural light and is ideally suited for use as a home office. Further along the corridor, there is another double bedroom featuring a built-in cupboard and a quaint, characterful fireplace. The family bathroom on this floor is elegantly designed with a roll-top bath, a wash basin, a toilet, and a separate shower enclosure. The second floor features a double bedroom with exposed floorboards and a view of the front of the property. Additionally, there is a cozy small double room, perfect for a variety of uses. At the back of the property, there is a spacious off-road parking area accessible through a shared access driveway. Additionally, there is a two-story former cart lodge and stables on the premises, which is currently utilized as a garage and workshop. This structure holds potential for conversion into other uses, pending appropriate planning permissions. The garden is predominantly laid to lawn, interspersed with mature shrubs and trees. It features a pathway and patio area that leads to the rear entrance of the property.

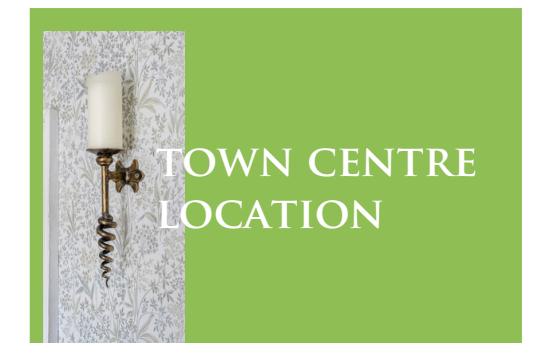
TENURE - Freehold

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through the radiators. The boiler was last serviced in August 2024. There is also underfloor heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY- East Suffolk Council – Band C

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.









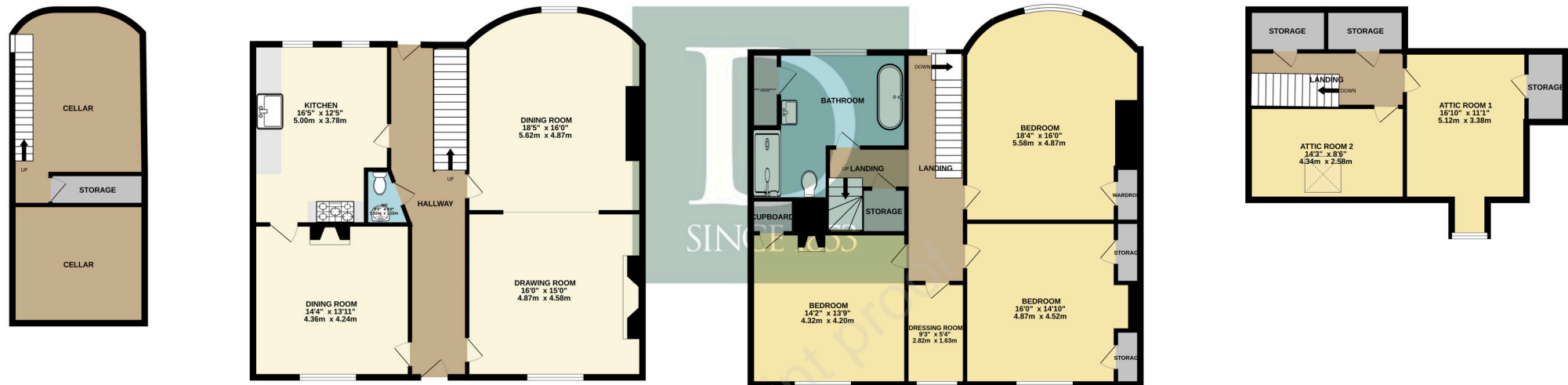
FLOOR PLAN

CELLAR
337 sq.ft. (31.3 sq.m.) approx.

GROUND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.

1ST FLOOR
1091 sq.ft. (101.3 sq.m.) approx.

2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 2948 sq.ft. (273.8 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 by any prospective purchaser. 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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