

# Flick & Son

Coast and Country



Crafers, 46 High Street, Wickham Market, Suffolk, IP13 0QS

Guide Price £1,185,000

- Grade II Listed Principal Village Home
- Three Impressive Reception Rooms
- Ample Parking for Six Vehicles
- Immaculate Presentation
- Over 5000 sqft
- Six Bedrooms & Three Bathrooms
- Private Walled Garden
- Wealth of Charm & Character
- Three Income Producing Commercial Units
- Few Miles Inland of Suffolk Coast

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# 46 High Street, Wickham Market IP13 0QS

A unique opportunity to acquire a substantial Georgian House with three retail units generating a significant income in the heart of this popular East Suffolk village. Wickham Market is a bustling, thriving community close to the River Deben within the Suffolk Coastal Heritage area. It is reached either by road, turning off the A12 approximately fifteen miles north-east of Ipswich, or by rail to its station at Campsea Ashe. The centre of this large village offers convenient parking, a wide variety of shops as well as a choice of places to eat. Within a ten-mile radius can be found the attractions of Easton Farm Park, the Snape Maltings, Framlingham Castle and Sutton Hoo.



Council Tax Band: E



## DESCRIPTION

Standing at the heart of the East Suffolk village of Wickham Market overlooking the Market Hill, is this elegant and imposing Grade II Listed Georgian building. Offering a unique combination of charming and characterful residential accommodation of enduring quality, equally suited to permanent home or second/holiday let accommodation, and it is currently utilised generating a significant income stream. Offering over 5000sq ft of accommodation arranged over three floors, the living space is characterised by well-proportioned rooms with high ceilings, exposed timber framework lit by large sash windows overlooking the Market Hill. The ground floor comprises of a larger kitchen/dining area and cloakroom with views out to the landscaped rear garden. The private outside space faces southwest and is equipped with a delightful patio area with the rest laid to lawn. The first-floor houses two reception rooms, the master bedroom with an ensuite shower room, three double bedrooms, laundry room, family bathroom, and study area. The second floor concludes the accommodation with a further two double bedrooms, shower room and an additional reception room. Outside the property, the shingle forecourt provides off road parking and is utilised in the summer months by the café. An additional six parking spaces are accessed via to the west of the property via the council carpark. The three retail units offer varied spaces taking full advantage of this first-class location generating a significant income. The residential element has been used as a popular and successful holiday let since 2019 and generating an average gross income of approximately £30,000 during that time. The ground floor accommodation includes three retail units, that when fully let generate rental income of approximately £36,000 per annum.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Access to units 1 & 2. With second panel door leading to:

### HALLWAY

Door to understairs cupboard, radiator and electric panel heater, pamment tile flooring and built in storage cabinets. Elegant staircases rises to a half landing to the first floor, with large sash window over looking the garden. Panel glazed door proving access to the courtyard garden.

### CLOAKROOM

Complete with wood effect flooring, W.C., circular washbasin with mixer tap and storage cupboard underneath.

### KITCHEN / DINING ROOM

20'6" x 14'11"

High ceiling, exposed timber framework and sash windows over looking the garden. Brick fireplace with wood burning stove. Gloss white finished fitted kitchen units with integrated appliances.

### FIRST FLOOR

#### HALF LANDING/STUDY

an excellent study/reading space leading to:

#### BEDROOM ONE

16'4" x 15'3"

Windows over looking the garden.

#### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, hand basin and W.C.

#### LANDING

Staircase rising to the second floor.

#### DRAWING ROOM

18'8" x 18'0"

Fireplace with painted mantle and surround, Sash windows over looking the market place.

#### SITTING ROOM

18'0" x 15'3"

Fireplace with mantle and surround. Sash windows over looking the marketplace. Exposed ceiling timbers.

#### BEDROOM FOUR

14'0" x 8'7"

Store cupboards containing gas boiler and casement window over looking the garden. Radiator

#### BEDROOM TWO

15'3" x 10'11"

Sash windows over looking the Market Hill. Exposed ceiling timbers. Cast iron fireplace (now sealed) with painted timber mantle and surround. Storage cupboard to one side. Radiator.

#### BATHROOM

White suite comprising double end panelled bath with centre mix tap, a tiled shower cubicle, hand basin and W.C and heated towel rail. Complete with wood effect flooring and downlighters.

#### LAUNDRY ROOM

Roof light. Single drainer sink unit, plumbing for washing machine.

#### BEDROOM THREE

14'0" x 12'0"

Double bedroom complete with views to the rear garden. Radiator.

### SECOND FLOOR

#### GAMES ROOM

Exposed roof frame and dormer window.

#### SHOWER ROOM

White suite comprising tiled shower cubicle, hand basin and W.C

#### BEDROOM FIVE

20'4" x 14'11"

Exposed roof frame and dormer window.

#### BEDROOM SIX

19'1" x 14'11"

Exposed roof frame and dormer window.

### TENURE

Freehold

### OUTGOINGS

Council Tax Band currently E

### RETAIL PREMISES

Unit 1: Currently available at £11,000 PA

Unit 2: Café 46. Six year lease from 1st October 2021 years. 1-3 £14,000 PA. Years 4-6 £15,000 PA

Unit 3: Bellissima Beauty salon. Six year lease from 24th June 2019. years 1-3 £10,000 PA. Years 4-6 £10,500 PA

### SERVICES

Mains Gas, electricity, water and drainage.

### VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20477/RDB.

### FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





## Directions

## Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.

EPC Rating:

