



# BRIDGE HOUSE

MIGHTS ROAD, REYDON, IP18 6PS



Bridge House is a wonderfully characterful home and has been renovated over time but still remains intertwined with its history, dating back as far as the 1600's.

**This unique home is situated in a prominent location in Reydon and is one of the longest standing properties in the village. Bridge House was once known as the Bear Inn public house in the early 1800's.**

You enter the property into a convenient enclosed lobby, providing access to both the Sitting room & Dining room. The Sitting room is of particular note, it is a grand room with large feature fireplace and is full of original features. Leading off of the sitting room, to the rear, is the extension providing a great contrast of living, with more modern accommodation. Situated to the rear of the property is a nice sized kitchen with access into garden, Spacious utility room with W/C, useful pantry and also cosy snug with double doors into the garden. The ground floor accommodation is finished with a generously sized drawing room with a spectacular fireplace. The accommodation benefits from a wrap around layout.

Stairs to the first floor landing lead to three double bedrooms and forth single bedroom. The principle bedroom is spacious size and is

completed with built in storage space, fireplace and large ensuite bath & shower room. The second bedroom provides access to the loft space with built in staircase. The first floor accommodation is finished with a nice size wet room.

The property additionally benefits from off road parking, large landscaped rear garden and good sized boarded cellar.

#### VIEWINGS

Strictly by appointment with the agent's Southwold Office.

#### TENURE- FREEHOLD

#### LOCAL AUTHORITY

East Suffolk Council- Tax Band E

#### EPC- D

#### SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)





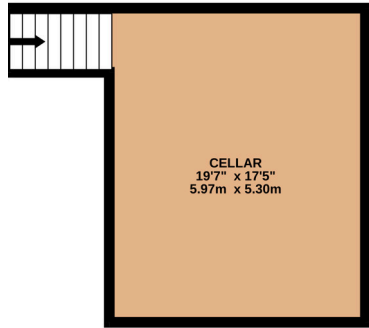
SPACIOUS  
ACCOMMODATION



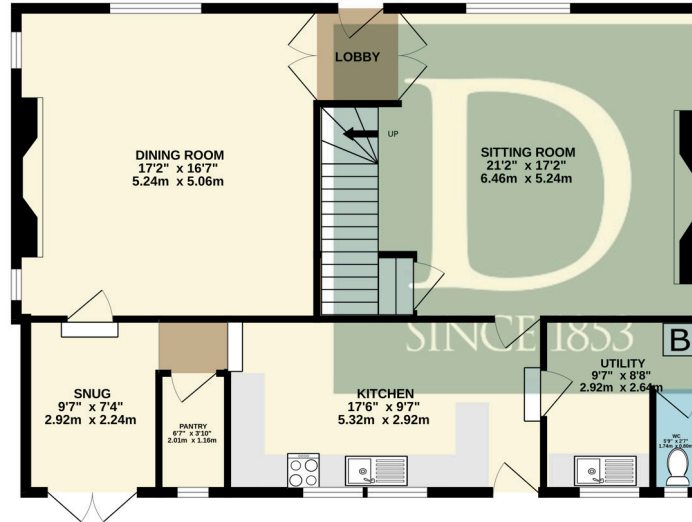


## FLOOR PLAN

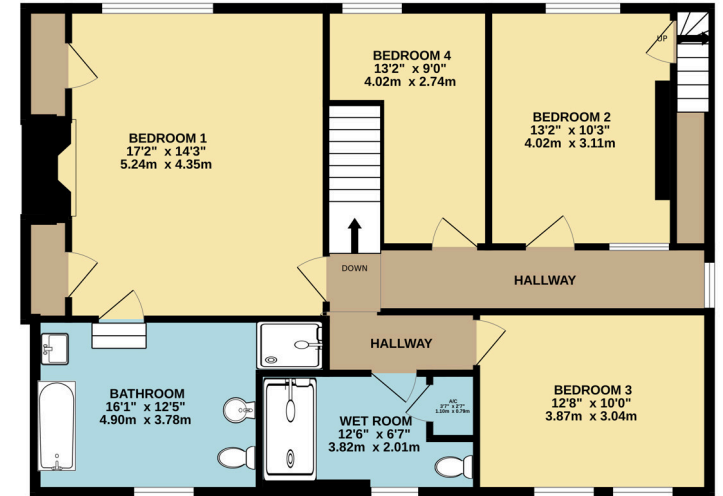
BASEMENT  
265 sq.ft. (24.6 sq.m.) approx.



GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 2234 sq.ft. (207.5 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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