

WOODBIDGE VIOLINS

26



26 Market Hill

Woodbridge | Suffolk | IP12 4LU

Freehold Guide Price £ 850,000

FINE & COUNTRY



WOODBIDGE VIOLINS





This charming Grade II Listed property is abundant with character and possibilities for retail, income opportunity and living potential.

This listing covers three units, which can also be sold separately :

THE SHOP
FIRST FLOOR TWO BEDROOMED APARTMENT
GROUND FLOOR STUDIO APARTMENT





THE RETAIL SHOP

The Violin Shop has a business unit licence and therefore any desires to return the building to a residential property would require an application for change of use.

N.B. It is the properties that are for sale and not the business.

This charming unit, currently undertaking restoration of Violins, Cellos and Bows, has a front façade workshop on the very popular, central location of Market Hill, offering a great opportunity for multiple retail purposes. In addition to the workshop, there are two music rooms, one on the ground floor and the second accessed by a bespoke staircase, with views over picturesque Woodbridge. There is a further storage area with wood-burner, WC and a back office with kitchenette. A fully tanked cellar with electricity provides additional workshop space.





26a FIRST FLOOR TWO BEDROOMED APARTMENT

A separate door next to the main door of the shop accesses the rear courtyard and both ground floor studio and first floor flat.

With it's own further private door, this characterful property has plenty of exposed beams and timber. A spacious two bedroomed property that benefits from an additional second floor room that could be used as a single bedroom or study. The landing leads to a good-sized living, dining and kitchen room that overlooks Market Square. The bathroom comprises a bath with overhead shower and wash hand basin. Filled with light owing to the rooftop window. A separate WC sits across from the bathroom next to the large main bedroom that overlooks the rear of the property. There is a second double bedroom with enough space to accommodate twin beds or a double.





26b GROUND FLOOR STUDIO APARTMENT

At the rear of the property, adjacent to the courtyard, there is a lovely studio apartment filled with light owing to the large patio doors and rooflight. Exposed brick work adds to the charm of the property and clever use of space provides plenty of room to accommodate a sitting area, bedroom area and kitchenette with separate bathroom.

The kitchenette has a range of wall and base units for ample storage, with worktops, space for a fridge/freezer and cooker with extractor fan.

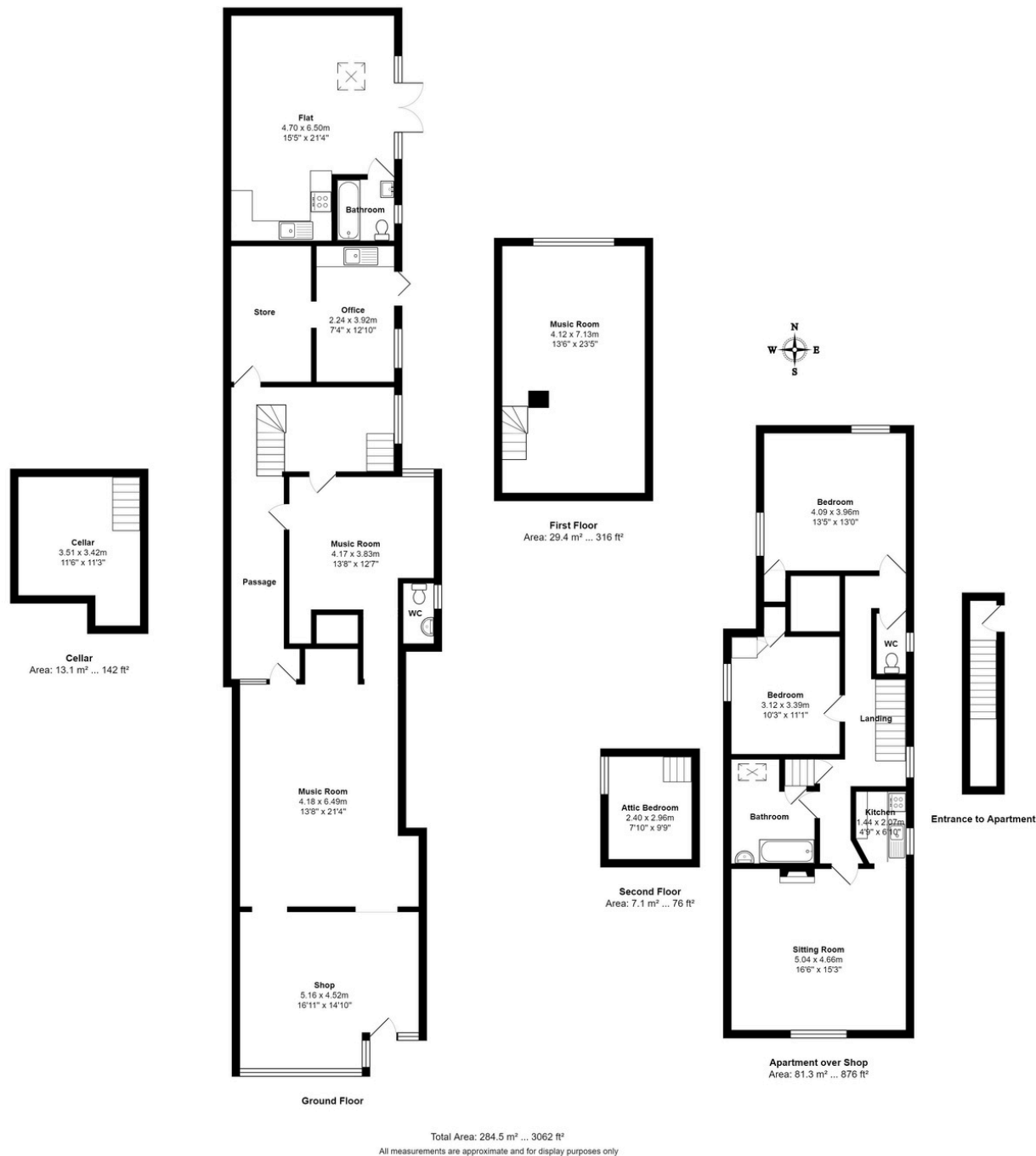
The part-tiled bathroom comprises of a bath with overhead shower, wash hand basin and WC.



OUTSIDE

Accessed from a door numbered '26' on Market Street, there is a paved path that leads to the side and rear of the property, providing access to the first floor apartment, rear of the shop and studio apartment. There are two sheds providing additional storage and a space for the placement of dustbins. A small wooden gate leads down to a paved patio area, that sits outside the studio apartment with a wooden trellis. There are a number of trees and shrubs providing attractive greenery around the courtyard.





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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the Vendors that mains electricity, gas and water are connected.

Possession

Vacant possession upon completion.

Council Tax Band - East Suffolk

The Shop - £427.35

26a First Floor Apartment - Band B - £1,695.21

26b Studio Apartment - Band A - £1,453.03

EPC - Exempt

What Three Words

///hawks.sprain.ratio

VIEWING ARRANGEMENTS

Strictly by appointment with
the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

About The Area

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools.

There are spectacular riverside walks from the heart of the town and Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



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