



Suggate House, 49 Quay Street,
Halesworth, Suffolk IP19 8EY



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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This Late 18th Century Grade II Listed Townhouse has been extensively and sympathetically refurbished with attention to every detail and now provides a stunning home. Situated close to the town's facilities with an attractive walled rear garden, brick outbuildings and parking.

Accommodation comprises briefly:

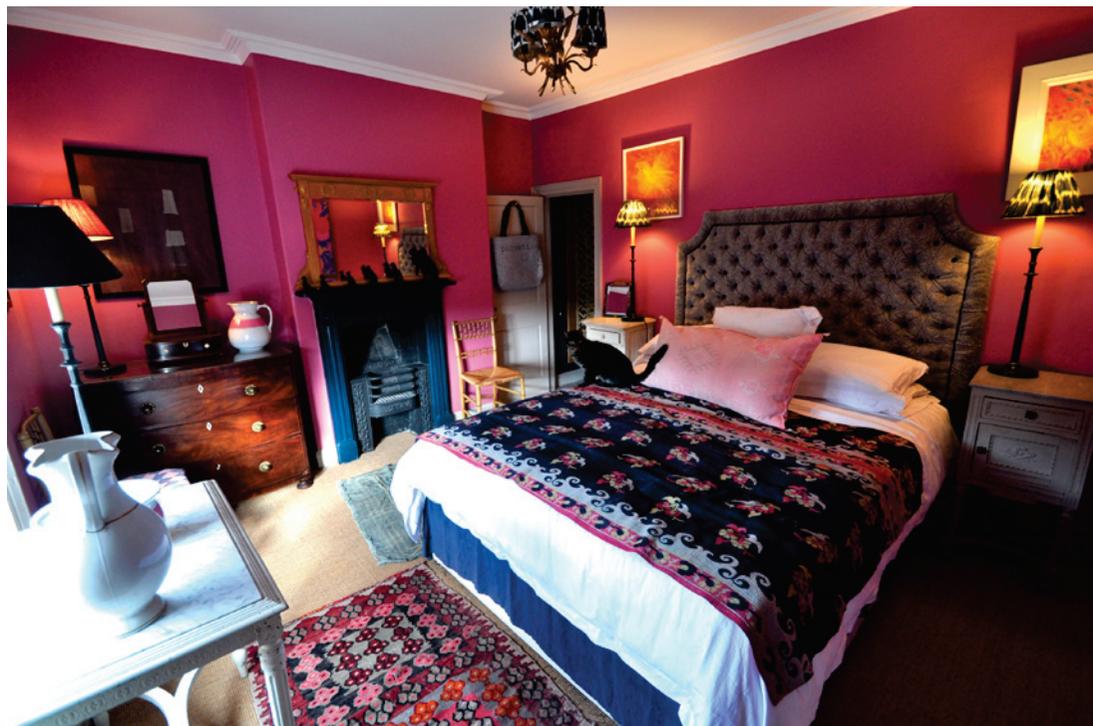
- Spacious hallway with an impressive staircase
- Sitting room with a wood-burning style gas stove, with a study to the rear
- Stylish bespoke kitchen with a rangemaster cooker - opens into the wonderful dining room
- Cellar / utility room & separate ground floor w.c.
- Three first floor double bedrooms
- Well appointed bathroom and en-suite shower room
- Two second floor bedrooms - perfect for children!
- Attractive mature walled courtyard garden
- A range of brick outbuildings with parking
- Gas central heating
- Fully restored with original features - fireplaces, floor pammets, mouldings, doors & sash windows, new sisal flooring throughout and completley redecorated with designer paint and wallpaper



The Property

Suggate House provides accommodation on three floors with a small cellar used as a utility room which also houses the gas central heating boiler. The front door opens into a spacious central hallway with an elegant Georgian staircase. Off the hallway to the rear is a w.c. with a back door providing access and views to the rear garden. The sitting room to the front of the house is a comfortable room with one of the many attractive period fireplaces which are found throughout the property, this one houses a 'wood-burning' style gas fire. To the rear is a study with French windows to the garden. The kitchen has been sympathetically fitted with handmade cupboards with marble worktops and a butler sink but with the convenience of a dishwasher and corner carousels. There is also a stylish electric Rangemaster cooker recessed into an attractive fireplace and the original pammment flooring has been restored. The kitchen opens into a good sized dining room, with a period fireplace with built-in cupboards to either side and a sash window which are found throughout the property and have all been restored.

On the first floor there are three spacious double bedrooms, the master has a newly installed en-suite shower room and there is also a stylish new bathroom. The stairs continue off the landing to two further bedrooms which are suitable for children, as they have sloping ceilings and therefore limited head height. This excellent period house retains many of its original features but has been stylishly and sympathetically restored to a very high standard and now provides a stunning and comfortable home.



Garden

A shared driveway beside the house leads into a cobbled area to the rear of the garden with parking for one car or two small cars. There are a range of red brick outbuildings suitable for a variety of uses, but currently used for storage, art studio and potting shed. The attractive walled garden is well planted with clipped box hedges, climbers, shrubs and flower beds with several areas for sitting out. There are two garden gates, one to the rear and one to the side. The owner has also installed a 'cat secure system' which gives extra security.

Location

The property is within close walking distance of both the town's facilities and the railway station. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within close walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



Fixtures & Fittings

Some fixtures and fittings such as white goods and curtains are included in the sale.

Services

Gas fired central heating. Mains water, drainage and electricity.

Local Authority

East Suffolk District Council

Tax Band: D

Postcode: IP19 8EY

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

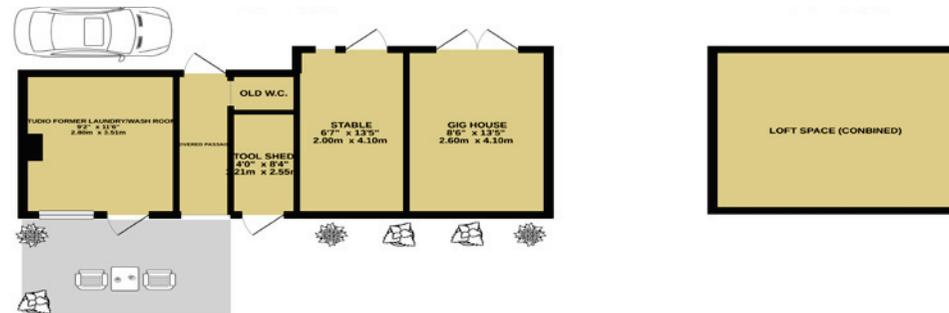
Offers over: £600,000



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m) approx.

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To arrange a viewing, please call 01986 888205

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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