



M
M

2 Old Drill Hall, Old Brewery Yard,
Halesworth, Suffolk, IP19 8BG

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

This spacious two bedroom corner house is one of five delightful and unique properties centred around paved patio's converted from The Old Drill Hall building, situated in the TOWN CENTRE in a QUIET and PRIVATE LOCATION with PARKING. Chain free.

Accommodation comprises briefly:

Entrance hall

Spacious sitting room

Well fitted kitchen with a dining area

Ground floor shower room

One ground floor double bedroom

First floor large bedroom & bathroom

Attractive covered & paved front terrace

Parking space and communal garden store

Electric Central Heating

Double Glazed throughout

Wide pine internal doors

Minimum age restriction of 50 years.



Property

2 Old Drill Hall is a very spacious two bedroom corner house, the property provides an entrance hall with a wide staircase leading to the first floor. An attractive wall of reclaimed brick with oak and glass takes you into the kitchen with a dining area. The kitchen is fitted with a good range of cream wall and base cupboards with timber effect worktops. There are many integrated appliances - ceramic hob, electric oven, fridge/freezer, dishwasher and washing machine. A water softener with smart technology, has also been fitted. A window is to the rear and two sun tubes bring in additional light. Ceramic tiled flooring is fitted throughout the kitchen and dining area.

A doorway leads into the large sitting room with a wonderful high ceiling. This lovely reception room has three window all with fitted blinds, to the front overlooking the patio area. Off the hallway is a shower room with a large shower cubicle, w.c. hand basin and heated towel rail. To the rear is a double bedroom with a part vaulted ceiling with two velux windows. A deep built-in cupboard houses the 'Aztec' electric central heating boiler and water cylinder with heating controls. Stairs lead to the first floor, where there is a spacious double bedroom with two velux windows and a good sized built-in wardrobe. The bathroom has fully tiled walls and floor with a bath, w.c. and a hand basin.



Outside

To the front of the property is an attractive covered sandstone paved terrace for sitting out with a raised flower bed contained by re-claimed railway sleepers. No. 2 has allocated parking for one vehicle next to the property and there is also a communal garden store and bin store.

Location

The property is situated in the town centre, just off the market square and accessed through a private road. Halesworth provides many independent shops, schools, public houses, restaurants, doctors and vets. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric central heating. Mains drainage, electricity and water connected. Communal sky/digital television dish.

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8BG

EPC: C

Tenure

Freehold

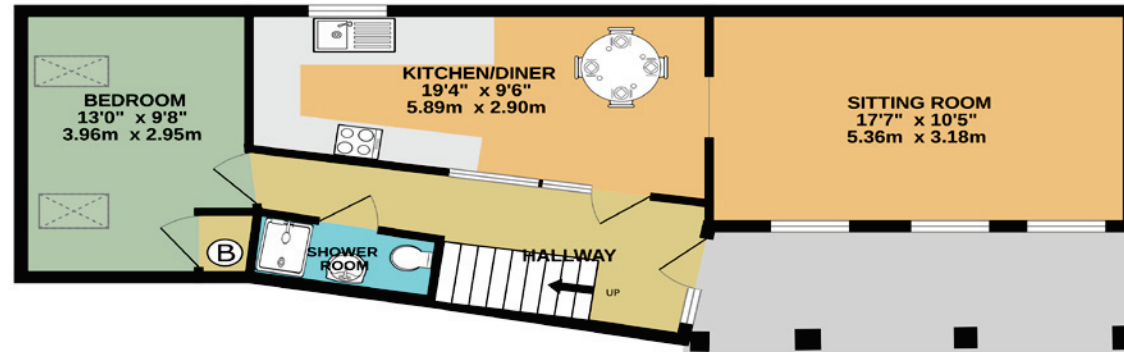
Agents' Note

The Old Drill Hall properties are subject to a minimum age restriction of 50 years.

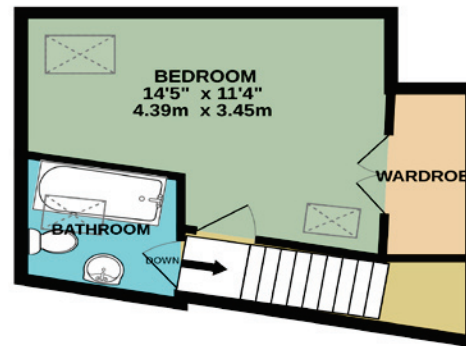
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Offers in excess of : £249,000

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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.
Made with Metropix ©2025

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Harleston 01379 882535
Loddon 01508 521110

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.



HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH

Tel. 01986 888205
halesworth@muskermcintyre.co.uk