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6, George Maltings,
Halesworth, Suffolk IP19 8RT

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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

6 George Maltings is a deceptively spacious four bedroom house, situated close to the town's facilities and abutting the town park and Millennium Green. The property is set within a small exclusive complex of nine properties converted from a Victorian Maltings building, with accommodation arranged over three floors.

Accommodation comprises briefly:

- Entrance hall
- Kitchen/breakfast room
- Sitting room
- Cloakroom, bathroom & two en-suites
- Single bedroom currently used as a dressing room
- Three double bedrooms
- Two paved allocated parking spaces & a large timber garage in a block
- South facing front garden & attractive paved & private rear garden with a veranda
- Gas central heating & double glazed windows
- A short stroll to shops and a short drive to the coast
- Set in lawned communal grounds
- Offered chain free



The Property

A door opens into the hallway where there is a cloakroom and then a good sized well fitted kitchen which has space for a table and chairs overlooking the front garden. The kitchen comprises of cream wall and base cupboards with solid beech worktops, stainless steel 'Leisure' cooking range with five gas burners, integrated fridge and freezer, butler sink and the gas central heating boiler is housed in a wall cupboard. A small internal window looks into the rear sitting room, a good sized room with a window and French doors leading out to the rear private enclosed garden. Stairs rise up from the hallway to the first floor spacious landing where there is a utility cupboard having plumbing for a washing machine and two double bedrooms, a third single bedroom is currently used as a dressing room, with a range of wardrobes. On this floor there is an en-suite shower room which has a large shower cubicle and hand basin and a bathroom with a bath and a shower over, w.c. and hand basin. Stairs again rise up to the second floor where there is another double bedroom, a double aspect room with sloping ceilings, this one being a generous size with a large built-in wardrobe and an en-suite comprising of a roll-top bath, w.c. and hand basin.



Outside

There is a small garden to the front which is shingled with a paved path leading to the front door and provides a lovely area to sit and enjoy the view. There are two allocated paved parking spaces, one next to the front garden and one a few feet away. At the rear, there is a delightful private and enclosed paved courtyard garden with a veranda, this can be accessed from the sitting room and benefits from a pedestrian gate and a short cut access to the town centre amenities. This property also benefits from a garage in a nearby block. Access is via a private lane shared between the houses in the mews. The garage is a timber construction with ship-lap cladding under a pitched pantile roof. One and a half length with a boarded useful first floor area (which could make a office/studio as electricity is connected).

Location

The property is situated a short stroll to all the town's facilities. 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

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, drainage and electricity. There is a service charge of £35 a month to cover ground maintenance of the communal areas and window cleaning.

Local Authority

East Suffolk District Council

Tax Band: D

Postcode: IP19 8RT

EPC: C

Agents Note

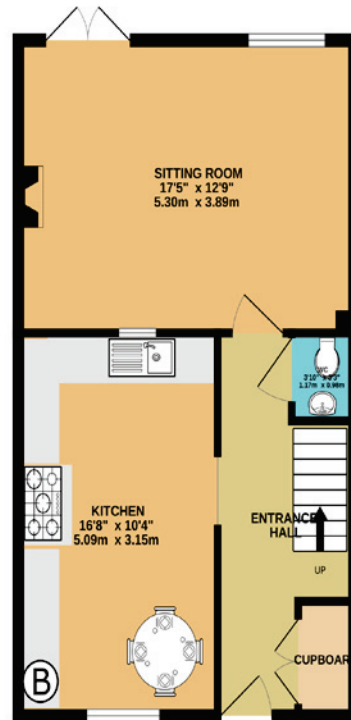
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

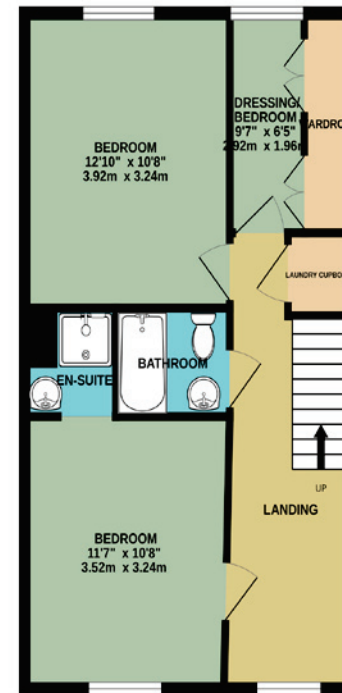
Vacant possession of the freehold will be given on completion.

Guide price: £395,000

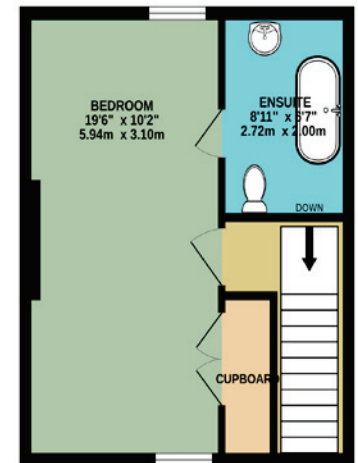
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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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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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