

*Trees, Loam Pit Lane*  
Halesworth, Suffolk, IP19 8EZ

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This truly unique single storey detached property sits on a plot of over 3/4 acre, tucked down a quiet lane yet a short walk to the town's facilities. Re-furbished and re-modelled by the current owners to provide well presented open-plan accommodation.

Accommodation comprises:

- Entrance hallway
- Fabulous 25ft. x 19ft. open plan kitchen/dining/sitting room
- Ikea kitchen with wooden worktops
- Rear utility room
- Two double bedrooms
- Further 'Annex' double bedroom with en-suite shower room
- Well appointed bathroom
- Attached useful large store/garage
- A wonderful opportunity for keen gardeners - approximately 0.8 acre of land
- Driveway parking and further vehicular access
- Electric heating and a multi-fuel stove
- Well insulated internal walls
- Situated in a wonderful semi-rural position yet within walking distance of the station and shopping facilities



### The Property

This unique detached single storey property is in excellent condition, the owners have carried out a program of refurbishment, remodeling with an extension to provide wonderful light open-plan living accommodation. The front door opens into a hallway, a door on the right hand side leads into into the music/dining area which flows into the kitchen and sitting room. A lovely large area with white painted walls and cork flooring under foot, which predominately continues throughout the property. In the sitting room a multi-fuel stove sits on a slate hearth while large windows and patio doors offer views over the surrounding plot. The free-standing Ikea kitchen units have wooden worktops and include a induction hob electric cooker. Off this room to the rear is a utility room fitted with plumbing for washing/drying appliances. Leading off the front hallway are two double bedrooms, one has been fitted with a good range of built-in wardrobes. There is also a family bathroom with a four piece suite which benefits from a shower over the bath. The third double bedroom with its en-suite shower room, can be accessed externally at the front of the property and can be used as a separate 'annex'. The property has been well insulated internally to provide a warm, very light and comfortable home. It is a timber construction with a brick outer skin, buyers should check first with their mortgage adviser regarding borrowing.



## Outside

'Trees' is situated at the end of a 'no through' road in a wonderful quiet semi-rural location where there are public footpaths for excellent walks close-by, and a short walk to the train station. A concrete drive to the front leads to the attached store/garage which has double doors to the front and rear access, it is a metal construction with power and light connected. There are gardens to the front and a double gate further along the lane also gives vehicular access to the large plot amounting to approximately 0.8 acre. Mainly grassed and planted with a variety of young trees, vegetable beds, a wildlife pond and poly tunnel. A real opportunity for a keen gardener or for those seeking peace and tranquility with the convenience of close-by facilities.

## Location

Situated in Halesworth within a short walking distance of the towns facilities, the market town of Halesworth provides many independent shops, a primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are only a short drive away.



### Fixtures and Fittings

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

### Services

Electric heating, Mains electric, sewerage and water.

Fibre broadband and a smart meter are connected

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8EZ

EPC Rating: tbc

### Agents Note

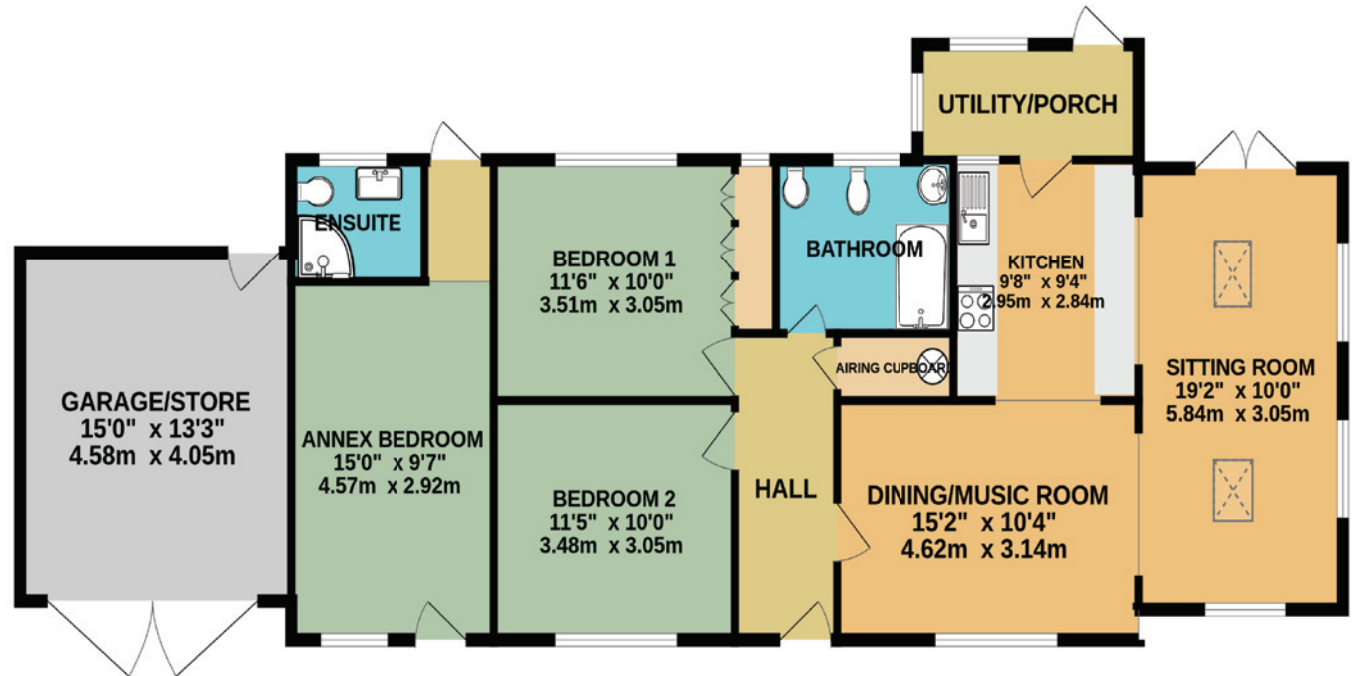
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given upon completion.

**Guide £345,000 - £365,000**

## GROUND FLOOR 1306 sq.ft. (121.3 sq.m.) approx.



To arrange a viewing, please call 01986 888205

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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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