

3 River Lane
Halesworth
IP19 8RT



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Guide Price £475,000

The exceptional maltings conversion...

Set within Halesworth's historic former maltings, Kiln House is a fabulous and highly individual conversion combining characterful architecture with flexible, beautifully presented accommodation. Occupying a peaceful yet exceptionally convenient position close to the heart of the town, the property offers a rare opportunity to enjoy privacy, community and everyday amenities within easy reach.

The welcoming entrance hall provides ample space for coats and footwear before opening into a wonderfully sociable kitchen, dining and living area. Designed with entertaining in mind, this impressive open-plan space is filled with character and benefits from an abundance of built-in storage. The well-equipped kitchen includes an integrated Neff oven and grill, hob with extractor, washing machine, there's space for a microwave, dishwasher, and a large fridge-freezer, together with generous cupboard and preparation space.

Doors open from the living area to a secluded courtyard, creating an easy connection between indoors and out. This adaptable space could be arranged for outdoor dining, container planting or quiet relaxation, while a useful brick-built store houses the gas boiler, water tank, water softener and electrical equipment, with further room for general storage. A discreet rear passage provides convenient bin storage and access to the front.

Also on the ground floor is a generous double bedroom, currently used as the principal bedroom, with fitted storage and an en suite shower room. This excellent ground-floor arrangement offers flexibility for guests, multi-generational living or those seeking future-proofed accommodation.

A striking staircase with glass balustrade rises to the first floor, where high ceilings, roof lights and carefully considered detailing enhance the sense of space and light. A further substantial double bedroom enjoys fitted wardrobes, attractive views over the front garden and a stylish en suite shower room featuring hand-painted tiles.

The first floor also includes a comfortable sitting room or snug with a decorative electric stove, providing a more intimate retreat away from the main living area. Beyond this lies another bedroom, suitable as a guest room, child's room or study, with its own cloakroom comprising a WC and wash basin.

One of the defining features of Kiln House is the dramatic spiral staircase leading to a mezzanine level beneath the high vaulted tower roof. Illuminated by five roof windows, this versatile area would make an inspiring home office, creative studio, occasional bedroom or reading space. Additionally, there's also a very useful loft room in the second tower, accessed via a loft ladder from the landing.

Outside, the property enjoys its own mature front garden, complete with established planting and a pleasant seating area. There is also access to beautifully maintained communal gardens with several seating areas, offering a peaceful setting and a welcoming sense of community. A designated parking space is positioned conveniently close to the front door, with additional nearby parking available for visitors.

The property is ideally placed for Halesworth town centre, where a good range of independent shops, cafés, pubs, restaurants and everyday services can be found. The railway station is also within convenient reach, providing connections towards Ipswich and London Liverpool Street, as well as Lowestoft and the wider East Suffolk area. Local primary and secondary schooling, doctors' surgeries, leisure facilities and green open spaces are all readily accessible, while the Millennium Green and nearby park provide excellent opportunities for walking and recreation.

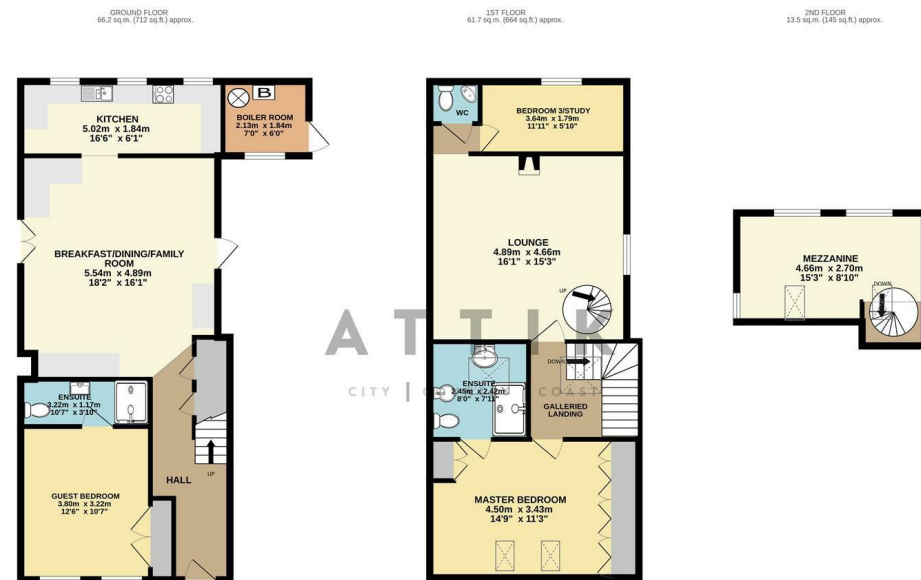
Halesworth is perfectly positioned for exploring the Heritage Coast, with Southwold, Walberswick, Dunwich and the surrounding coastline all within easy driving distance. Combining an exceptional conversion, versatile accommodation and a prime central setting, Kiln House offers a distinctive home in one of Suffolk's most popular market towns.

Agents notes...

A pre-recorded walkaround tour is available for this property

A service charge of £40 per month applies, which covers the window cleaning, and the gardener for the common areas





TOTAL FLOOR AREA : 141.4 sq.m. (1522 sq.ft.) approx.

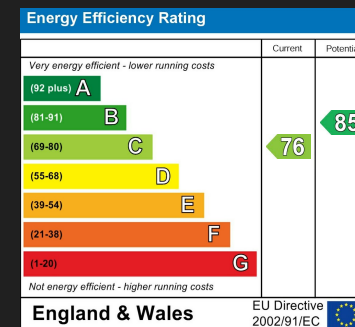
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Local Authority
East Suffolk

Council Tax Band
E

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Wrentham Office Sales
ATTIK City Country Coast
26 High Street
Wrentham
Suffolk
NR34 7HD



Contact

01502 820 028

enquiries@attikccc.co.uk

www.attikccc.co.uk