



*The Old Paint Shop, The Street, Wenhaston,
Halesworth, Suffolk, IP19 9DP*



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Formally two Victorian Cottages, 'The Old Paint Shop' has been in the same family for several generations, once as a Post Office and then a D.I.Y. store. Now offered with the possibility to run as a home & business or convert to one large or two homes (stpp). Situated in the centre of the village with wonderful views to the rear over the Blyth Valley, just 4 miles from the popular town of Southwold and the coast. Offered chain free.

Accommodation comprises:

- Sitting room, lounge/diner opening into the kitchen
- Utility & side entrance with a w.c.
- Former shop with store rooms, workshops
- Three double bedrooms
- Bathroom
- Oil fired central heating
- Plenty of off road parking,
- Large rear garden with views over the 'Blyth Valley'
- Situated in the centre of this popular village
- A rare opportunity to acquire an exciting re-development project



The Property

There are three doors that give access from the street at the front of the building, one to the shop, one to residential accommodation and another to a passageway leading to the workshop/store rooms.

The shop itself has several areas and can be accessed also from the outside rear door and a connecting inner hall leading to the accommodation. There is a sitting room to the front with a brick fireplace, a door leads into a second reception room again with a fireplace and a wood-burner, this room flows into a dining area and the kitchen. To the rear is a utility room/pantry. A lean-to porch takes you out to the rear garden. To the side of the house the third entrance door leads into a long passageway with a w.c. and gives access to the kitchen and also through to the rear where there is a workshop with stairs to a first floor store room.

On the first floor are three good sized double bedrooms, and a large bathroom fitted with a bath, w.c. and hand basin. Cupboards to one wall house the hot water tank and an airing cupboard. The property benefits from oil fired central heating and a calor gas hob is used for cooking.



Garden

The property is situated in the village main street, with double gates at the side giving access to the large garden, which also provides plenty of off road parking. The oil fired boiler is next to the property and an oil storage tank, there is also a greenhouse and a timber garden shed. As previously mentioned the garden backs onto the Blyth Valley which gives the property lovely open countryside views to the rear.

The owners have asked for pre-planning advice from East Suffolk Council for a change of use of the shop, from business use to residential, and have been advised that based on the information provided it is likely that a full application from a new owner for change of use of the site would receive officer support.

Location

Located in the vibrant community of Wenhaston, residents can enjoy local amenities such as a post office in the village hall which provides a good deal of events, convenience store, and The Star public house. The property is a short drive to the unspoiled heritage coastline with the lovely beaches of Southwold and Walberswick a ten minute drive away. The nearby town of Halesworth provides many independent shops, 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. There is a train station at Halesworth and Darsham with services to London Liverpool Street via Ipswich.



Fixtures and Fittings

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

Services

Oil fired central heating . Mains electric, water and sewerage.

Calor gas for cooking.

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 9DP

EPC Rating: tba

Agents Note

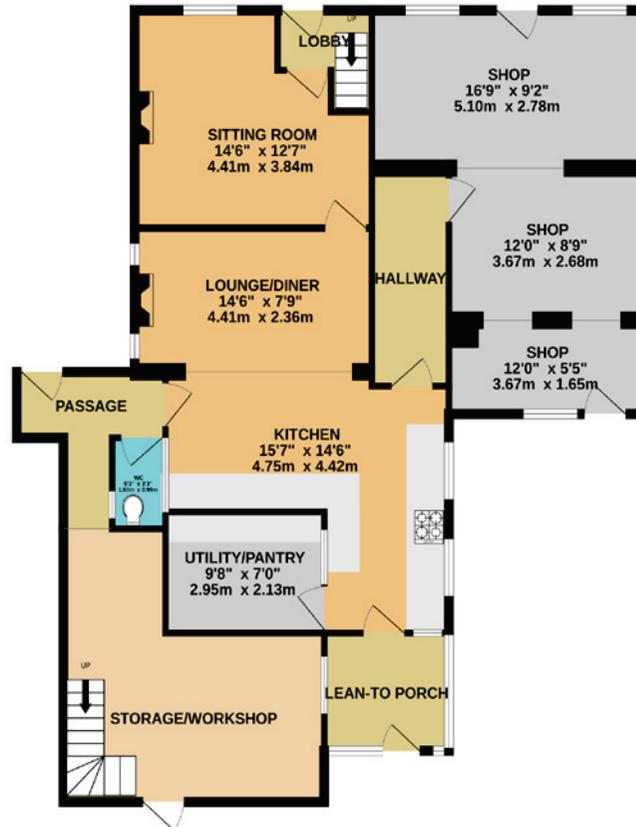
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

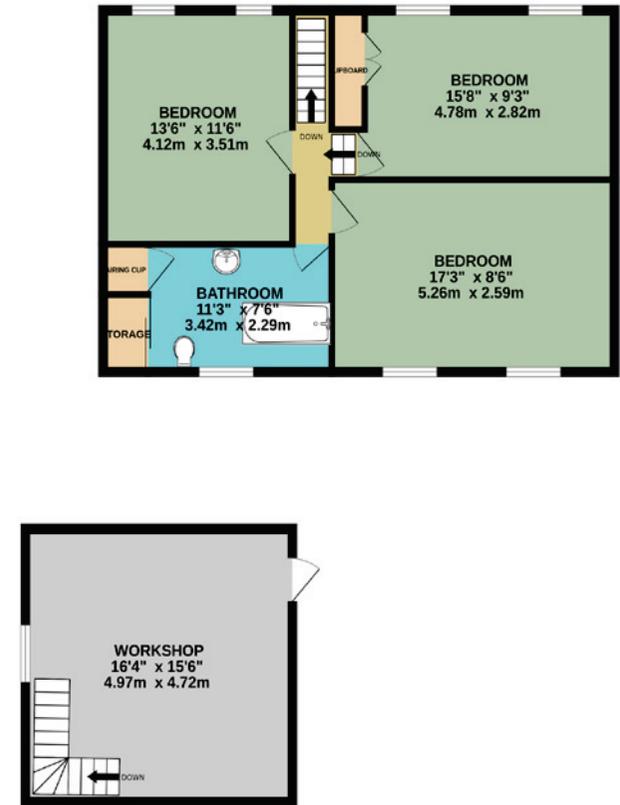
Vacant possession of the freehold will be given upon completion.

Guide price £450,000

GROUND FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
909 sq.ft. (84.5 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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