

6 Old Brewery Yard  
Halesworth  
IP19 8AW



# 6 Old Brewery Yard

## Guide Price £350,000

### Tucked Away Living in the Heart of Halesworth...

6 Old Brewery Yard enjoys a wonderfully convenient yet peaceful setting, approached via a track leading directly from the town's historic marketplace.

Forming part of a well-established over-55s development, the property sits within attractive communal grounds, where mature planting and a striking wisteria create an inviting first impression. There is an allocated parking space along with a shared seating area, offering a pleasant sense of community without compromising privacy.

The property itself provides well-balanced accommodation, beginning with a welcoming entrance hall. The kitchen is fitted with integrated cooking appliances and enjoys a pleasant outlook over the communal gardens. The main sitting room is a comfortable space, centred around a fireplace, and opens into a bright conservatory which works particularly well as a dining area, with views and direct access to the garden.

There are two bedrooms, both of good proportions, with the principal bedroom benefiting from built-in storage and views to the rear. A well-appointed shower room completes the internal layout.

To the outside, the rear garden is a real highlight. Arranged over tiers, it combines patio seating areas with established planting, creating a private and sheltered space that is not overlooked. There is also useful side access and a shed for storage. There are also well-tended communal grounds with seating areas, one covered by a pergola with a beautiful Wisteria.

Old Brewery Yard is ideally positioned within easy walking distance of Halesworth's excellent range of independent shops, cafés and everyday amenities. The railway station provides connections to Ipswich and onward to London Liverpool Street, while the Suffolk Heritage Coast, including Southwold and Walberswick, is within easy reach.

Overall, a well-located and thoughtfully arranged home, offering comfortable living in a highly convenient position close to both town and coast.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Over 55s only.

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating C



### Contact

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TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.  
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