

BUCKS

PROPERTY AGENTS



Weavers Cottage 22a Front Street, Mendlesham, IP14 5RY

By Auction £140,000

- Ideal Investment Opportunity
- Commercial/Residential Property
- Mid Terraced House
- Former Hairdressers
- Vacant Possession and No Upward Chain
- LISTED FOR AUCTION 11TH FEBRUARY 2026 £140,000 - £160,000
- Two Bedrooms
- Sealed Unit Double Glazed
- Electric Only
- Village Location

Weavers Cottage 22a Front Street, IP14 5RY

****LISTED FOR AUCTION 25TH MARCH 2026 £140,000 - £160,000****

Nestled in the charming village of Mendlesham, Stowmarket, this delightful terraced house on Front Street offers a unique blend of residential comfort and commercial potential. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The two well-proportioned bedrooms are perfect for a small family or for those seeking a peaceful retreat. The house features a practical kitchen and a utility area, ensuring that all your culinary needs are met with ease. The shower room adds a modern touch, providing convenience for daily routines. Additionally, the property benefits from parking for one vehicle, along with street parking options for guests. Situated within a conservation area, this home not only boasts character but also contributes to the preservation of the local heritage. The combination of residential and commercial use opens up exciting possibilities for those looking to run a business from home or invest in a property with diverse potential.

This charming abode is ideal for anyone seeking a blend of comfort, convenience, and opportunity in a picturesque setting. Nestled in the Suffolk countryside, Mendlesham offers a range of key services including a GP surgery and health centre, primary school, shops, public house and post office, and is only 5 miles away from the market town of Stowmarket offering much more as well as a railway station with main links to London, Bury St Edmunds, Norwich and Cambridge. Don't miss the chance to make this property your own in the heart of Mendlesham.



Council Tax Band: A



Entrance Hall

With built-in cupboard.

Reception Room/ Business Opportunity

With window to front and understairs cupboard.

Kitchen

With a Velux window, range of high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob with extractor hood, electric double oven, stairs leading to first floor and vinyl floor.

Utility Area

With vinyl floor and door leading to former cloakroom comprising of window to rear.

Garden Room

With full length windows to side, Bi-Folding doors, door leading to side and vinyl floor.

Bedroom One

With three windows to front and Velux window filling the room with natural light, shelved airing cupboard housing hot water tank and loft access.

Bedroom Two

With window to rear.

Shower Room

With shower, low level W/C, pedestal basin, fully tiled walls, vinyl floor and heated towel rail.

Outside

To the rear of the property is a rear garden comprising of small hard standing area, fenced and for access has gate to rear.

Agent Note

The property was previously used as a hairdressers and was registered as a commercial property. It now has planning consent for full residential use. The village is not connected to the mains gas and oil is not an option. The property can only have an electricity supply.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout Turn left onto Church Rd/A1120 Continue to follow A1120 Turn left Turn right Turn left Continue onto Old Station Rd Turn right onto Front St Destination will be on the left Arrive: Front Street, Mendlesham, Stowmarket IP14 5RY, UK

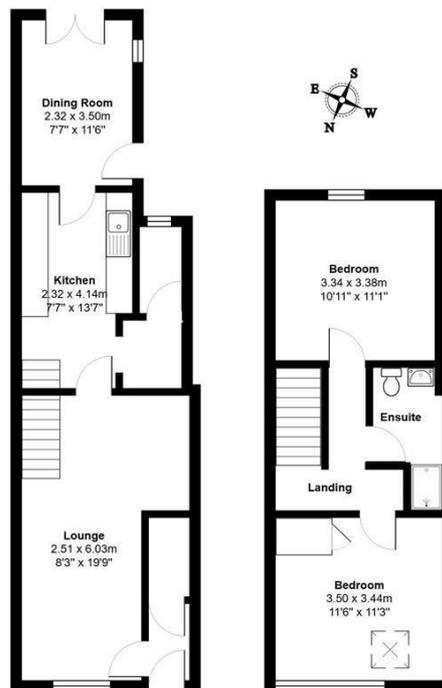
Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 78.2 m² ... 842 ft²