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*Stone Street,
Spexhall, Suffolk*

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**MUSKER
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ESTATE AGENTS



Accommodation comprises briefly:-

- Vast Hallway with Entrance, Sitting Area and Dining Area
- Balcony Overlooking Hallway
- Kitchen
- Utility Room
- Snug/Double Bedroom if Required
- Games Room/Double Bedroom if Required
- Spacious Master Bedroom with Ensuite
- Second Double Bedroom with Ensuite
- Third Generous Single Bedroom
- Recently Refitted Bathroom
- Double Cart Lodge
- Land to the Rear



A stunning and exceptionally well kept detached barn conversion, sitting in a 2 acre plot (STS), located in the village of Spexhall. This beautiful character property has been lovingly looked after and proudly displays exposed beams and timbers throughout. Offering three to five bedrooms if required, including an amazing master room with ensuite, this home would suit a retired couple with room for guests, or a large family. The gated front grounds provide plenty of off-road parking on the driveway that leads up to a double cart lodge, also connecting to an attractive courtyard area. Beyond, another gate gives access to the land stretching back at the rear of the plot.





The village of Spexhall is located a short drive from the amenities of Halesworth and on very good transport routes to Bungay and Beccles. Halesworth provides many independent shops, range of schools, 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 with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electricity and water connected. Private drainage.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: TBC

Postcode: IP19 0RN

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The 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.

Offers in Excess of: £650,000

GROUND FLOOR
2463 sq.ft. (228.9 sq.m.) approx.



TOTAL FLOOR AREA : 2463 sq.ft. (228.9 sq.m.) 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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To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

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Norwich	01603 859343
Loddon	01508 521110
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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.

HALESWORTH OFFICE

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