



27 Rectory Street,
Halesworth, Suffolk IP19 8AE



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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This excellent Grade II Listed townhouse is full of period charm, with accommodation over four floors and a pretty walled garden with driveway parking. Located in the centre of the town, a stroll to all the town's facilities. Offered chain free.

Accommodation comprises briefly:

- Elegant sitting room with a fireplace housing a wood-burning stove
- Dining room with French doors to the garden
- Basement kitchen with space for eating
- Very spacious first floor master bedroom
- Well appointed shower room
- Second floor large attic bedroom
- Pretty paved walled garden with a brick outbuilding used as utility room
- Gas central heating
- Many period features such as - exposed timbers, doors, fireplaces & exposed brick floors
- Paved off road parking



The Property

Steps lead up to the front door which opens into the sitting room, this is a lovely elegant good sized room with a fireplace housing a wood-burning stove, a range of shelving and open stud work to the basement staircase and to the dining room at the rear. The dining room has French doors to the side leading out to the garden and attractive brick flooring. Leading off the sitting room a brick staircase takes you down to the kitchen. The kitchen again has brick flooring and is fitted with cupboards housing an electric oven, dishwasher with a gas hob and sink set in solid wooden worktops, there is also a water softener. A further range of base cupboards are fitted to one wall with marble worktop and matching shelving. The room can also accommodate a table and chairs.

Off the first floor landing is a very spacious double bedroom with a period fireplace with exposed ceiling timbers and a deep built-in cupboard. To the rear is a well appointed shower room fitted with a shower cubicle, bidet, hand basin and w.c. A further narrow area serves as an airing cupboard where the gas fired central heating boiler is also housed. A further staircase, off the landing leads up to the attic bedroom. This is a good space with sloping ceilings with exposed timbers and a window to the side.

This excellent period house with many of its original features provides a comfortable home just off the town's Thoroughfare.



Garden

To the side of the house is a paved drive for off road parking. A garden gate opens into the private walled garden which has been paved and planted with climbers, shrubs and trees. There is a brick outbuilding with power and water connected, which currently serves as a utility room. There is a pedestrian right of way through the garden for the neighbouring property for dustbins etc.

Location

The property is situated in the pretty and very central Rectory Street, a short stroll to the town's facilities and the railway station. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within close walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



Fixtures & Fittings

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

Services

Gas fired central heating. Mains water, drainage and electricity.

Local Authority

East Suffolk District Council

Tax Band: B

Postcode: IP19 8AE

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.

Tenure

Vacant possession of the freehold will be given on completion.

Guide price: £325,000

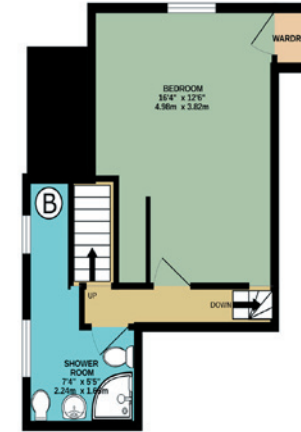
BASEMENT
229 sq.ft. (21.3 sq.m.) approx.



GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



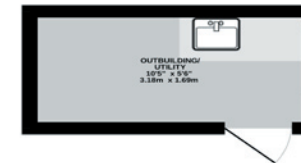
2ND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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Utility/outbuilding



To arrange a viewing, please call 01986 888205

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www.muskermcintyre.co.uk

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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