



The Elephant House  
46 London Road | Halesworth | Suffolk | IP19 8LR

# AN ELEGANT ERA



“This beautiful Georgian property is full of authentic charm, with character features and high-ceilings in the light-filled rooms.

Lovingly modernised and improved, it’s a fine and impressive home with a gorgeous landscaped garden.

Step inside and you feel a world away from the town, yet you’re in the heart of it all, a stone’s throw from amenities.”



London Road



HOME



# KEY FEATURES

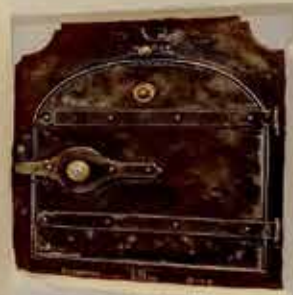
- A Stunning and Beautifully Presented Grade II Listed Georgian Family Home, located in the Popular Market Town of Halesworth
- Attached Two Storey Former Coach House, Ideal for Working from Home or Secondary Accommodation
- Five Bedrooms; Master with En-Suite Bathroom
- Kitchen/Breakfast Room with Pantry and Butlers Pantry
- Shower Room/Utility and Separate Boot Room/Utility
- Three Reception Rooms; Large Cellar and Very Large Attic
- Sitting in a Plot of just under 0.5 of an acre of beautiful, Well Established and Stocked Gardens
- The Accommodation extends to 5,280 sq.ft
- EPC Exempt

This attractive period home is Grade II listed and has been updated and improved by the current owners, so there's no work to do. There is however further potential if you wanted to convert the pretty adjoining coach house, currently a workshop with a spacious room above. The plot extends to nearly half an acre, which is unusual for a town centre property, and gives you a wonderful sense of space in an incredibly convenient location.

## Character And Kerb Appeal

When the owners first came to view what is now their home, they nearly didn't come in. "We thought it was beautiful but it might be noisy being so central, yet as soon as you step inside, you'd have no idea you're in town. It's actually a brilliant location." The property dates back to the late 1700s and has the elegance and wonderful proportions of the Georgian era, so it's a real delight. With high ceilings and lots of features, it's a wonderful place in which to raise a family or to entertain friends, and the owners have enjoyed doing both over their time here. When their son was younger, he loved racing up and down the long hallways, while as he grew older, the owners were pleased that he was able to be independent, heading off to see friends in town without needing a lift from them! The owners have had a lot of fun here, with the house being well laid out for social occasions. There are double doors between two large receptions rooms, so you can open them into one massive space for parties, with a further door leading out onto the generous garden beyond. And with plenty of parking to the front, you can easily and comfortably host a houseful here. Of the five potential bedrooms upstairs, four have feature fireplaces, four have built-in storage and the master has a fabulous en-suite.





# KEY FEATURES

---

## A Fabulous Family Home

Indeed it's clear as you explore the house that it's as practical as it is attractive, with a lovely pantry in the kitchen, downstairs shower room in addition to the upstairs bathrooms, light-filled rooms that are very usable and a flexible layout that will meet many needs. There's scope for a playroom, music room, hobby space, study – whatever you need. And the house can adapt as your requirements change over the years. The owners have done a lot of work here, upgrading the heating and electrics, fitting a new kitchen and new bathrooms, installing secondary glazing and more. All of which means you can start enjoying life here right from the start, without having to lift a finger.

## Having It All

Of course if you want to make your mark, the coach house does offer that opportunity. Currently a much-loved workshop on the ground floor, with a large room above, you could easily convert it into an annexe, or use it as business premises, subject to planning. And beyond this, the garden is stunning. Beautifully landscaped by the owners, it's been opened to visitors most years as part of the open gardens initiative and is a wonderful retreat, with room for children to play, plenty for a keen gardener to enjoy and a surprisingly peaceful feel. Head out into town and you're a stone's throw from the supermarket – neighbours call the shop their larder, as it's that convenient. Whether you want the garden centre, one of the play parks, the football club, a pub lunch, schools or the train station, it's only a short walk from your front door. Fifteen minutes in the car and you're at the coast, so it's a great location from which to make the most of everything this area has to offer, whilst benefiting from a friendly, year-round community at home.

































# INFORMATION



## On The Doorstep

The historic market town of Halesworth has schooling at Edgar Sewter primary school, with bus services to Bungay and Beccles for senior schools. There is a large Co-op, plus a wide variety of shops many independently owned, selling everyday items. Professional services are here too, including a doctor's surgery, dentists, opticians, solicitors and more. There are plenty of cafes for light refreshments or restaurants, such as Cleone's Italian Restaurant within The Angel Hotel. Halesworth railway station is on the East Suffolk line with connections to Norwich and London Liverpool Street. Buses connect to other Suffolk towns such as Beccles, Southwold, Lowestoft and to Norwich.

## How Far Is It To?

Norwich is approximately 25 miles north and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. There is a bus station with a daily service to London (Victoria) and a local daily service to Loddon and regular services to Lowestoft, Norwich and many of the smaller villages around. Nearby Southwold 9 miles, is a charming unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, famous beach huts, pier, busy harbour, cliff top canons and of course the beach. Southwold is a quintessentially English resort town.

## Directions

Leave Beccles on Ringsfield Road and continue on this road, this will join Church Road and continue along here until it joins Redisham Road. Continue on through the village of Redisham until the road joins Halesworth Road. When you reach the junction, turn left on to the A144 Stone Street. When you reach the roundabout, go straight across and continue on the A144. At the next roundabout take the 2nd exit onto Saxons Way. When you reach the next roundabout, the property will be found straight ahead on London Road.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..shrubbery.user.harp

## Services, District Council and Tenure

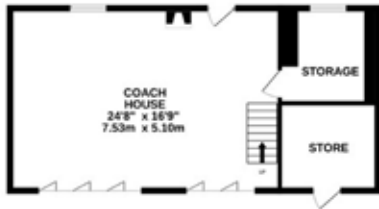
Gas Central Heating, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band G  
Freehold



CELLAR  
329 sq.ft. (30.7 sq.m.) approx.



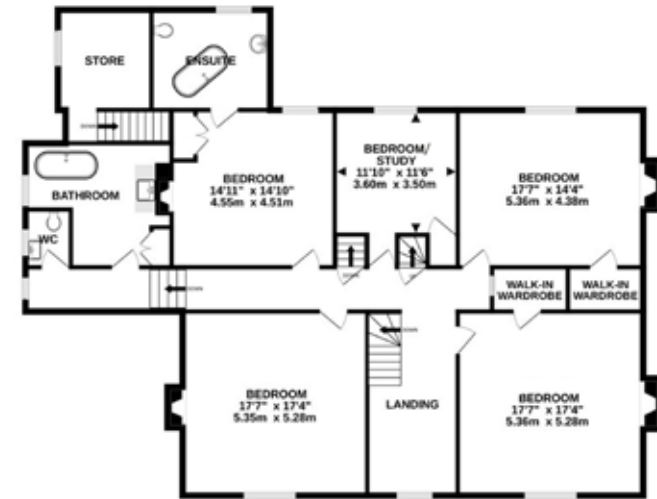
COACH HOUSE  
FIRST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



COACH HOUSE  
GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



GROUND FLOOR  
2979 sq.ft. (276.1 sq.m.) approx.



1ST FLOOR  
1929 sq.ft. (178.7 sq.m.) approx.

FLOOR AREA - MAIN HOUSE : 4321 sq. ft. (401.5 sq. m. ) approx.  
FLOOR AREA - COACH HOUSE : 959 sq. ft. (89 sq. m) approx.  
TOTAL FLOOR AREA : 5280 sq.ft. (490.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The Fine & Country Foundation, charity no. 1160989  
Striving to relieve homelessness.

Please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Beccles on



Fine & Country Waveney  
23a New Market, Beccles, Suffolk, NR34 9HD  
01502 533383 | [beccles@fineandcountry.com](mailto:beccles@fineandcountry.com)

