



90 Chediston Street
Halesworth | Suffolk | IP19 8BJ

FINE & COUNTRY

MORE THAN MEETS THE EYE



“From the road, you get just a glimpse of this property and it certainly doesn’t do the place justice!

It’s worth taking the time to explore, heading down the little track to find a large cottage with a generous annexe and detached home office, all set in around two acres of lovely gardens.

Comprehensively renovated by the current owners, it’s colourful, welcoming and light.

So peaceful and green outside, it feels rural, but you’re a stone’s throw from the town centre, with a huge choice of facilities a short walk from your front door.”



KEY FEATURES

- A beautifully presented Detached Family Home with a Self Contained Two Bed Annexe
- Recently Renovated to an Extremely High Standard
- Three Double Bedrooms; Dressing Room; First Floor Bathroom
- Ground Floor Shower Room
- Contemporary Kitchen/Breakfast Room
- Spacious Sitting Room with Wood Burner
- Detached Annexe with Open Plan Living Area, Kitchen, Shower Room and Two Bedrooms
- Outbuildings include a Garden Office/Artists Studio and Covered Heated Seating Area
- Stunning Gardens and Walking Distance to Local Amenities
- The Accommodation extends to 2,410sq.ft
- Energy Rating: C

Once a modest cottage, today this is a spacious family home with income potential and a home office or studio. You're in your own little world here, feeling well away from the hustle and bustle of modern life, but when you do need to head out, you won't have to go far. A magical place for a sociable couple or family, with a stream running through the garden and a bridge to the rest of your land, this is a wonderful and unusual property with so much to recommend it.

An Oasis In The Town

It was the balance of convenience and seclusion that sold the owners on what is now their home. This really is a superb location. You can walk to the Post Office, supermarket, school, pharmacy, pubs, the train station and several parks, in addition to other amenities. Yet when you head down the track to go back home, you leave it all behind. The garden here is bisected by a stream, with a little bridge over the water, which adds to the sense that you're out in the countryside, surrounded by nature. One of the owners has their office in the meadow beyond the stream, looking out over the grass and trees. He finds it a great place to think, to relax and to listen to music, and when you come to view, you'll see the appeal is clear!





KEY FEATURES

Totally Transformed

The owners have renovated the house and outbuildings with no expense spared, choosing quality materials and finishings and paying great attention to detail. They used local specialists NBK for the kitchen and bathrooms. The kitchen has plenty of preparation and storage space, including a large sociable island for entertaining. The glass splashback was a bespoke colour match to the island and the room has Karndean flooring and quality appliances, including a Novy extractor. The bathrooms are equally stunning, with a beautiful bold blue shower room in one and a gorgeous yellow freestanding bath in another. "We love colour – even on dark days, the house is so cheerful and uplifting."

Versatile And Appealing

Another attractive but unusual feature of this property is the very spacious annexe. Far removed from your typical one-bedroom pad, this is something special. Built from a former piggery, it has a huge open-plan, triple-aspect reception room open to a kitchen, with one double bedroom and a second bedroom laid out as a treatment room. The owners rented this out on AirBnB for a while and found it very successful. They also use it when friends and family visit as you can host a crowd in comfort here. There are other outbuildings too, offering further potential. The garden itself divides into a number of different areas, with patios where you can catch the sun throughout the day, lawned areas where children can play, the meadow with its abundant bees, butterflies and insects. Altogether the garden extends to around two acres and all of it is wonderfully secluded.

















THE ANNEXE













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. Halesworth is a busy market town with many shops, restaurants, schools, pubs, and supermarkets. The town also boasts The Cut Arts Centre. 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?

Beccles is a short drive away and benefits from a market selling fresh produce 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 10.6 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. Norwich is approximately 28 miles north of Halesworth 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.

Directions

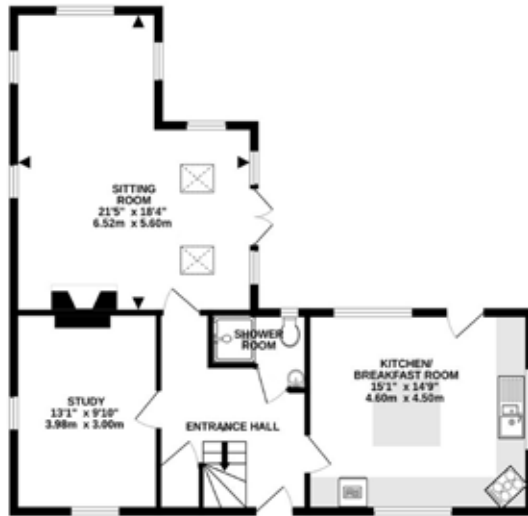
Leave Beccles on Ringsfield Road and continue on this road, this will join Church Road and continue along here until it joins Redisham Road. Continue on through the village of Redisham until the road joins Halesworth Road. When you reach the junction, turn left on to the A144 Stone Street follow this road into Halesworth continue over the roundabout and take the 3rd exit onto Angel link road follow this road and then bear right onto Chediston Street continue along the one way system and the property will found on the right hand side .

What Three Words Location

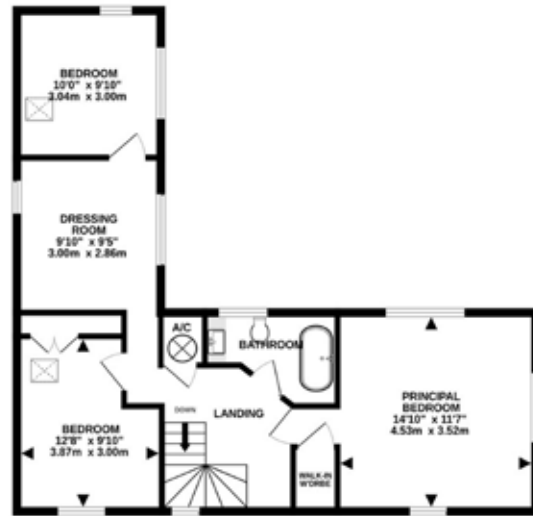
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[running.snowballs.refer](#)

Services, District Council and Tenure

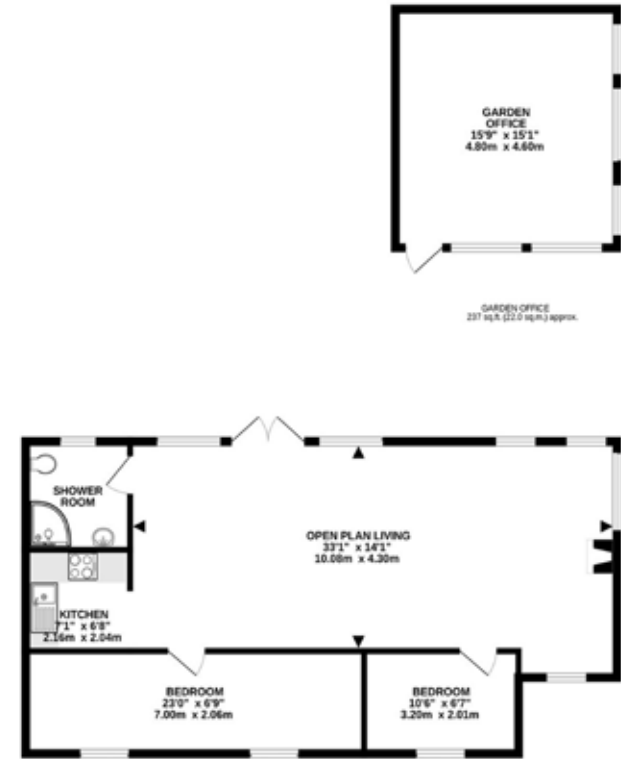
Gas Central Heating, Mains Water, Mains Drainage
East Suffolk District Council: Council Tax Band E
Freehold



GROUND FLOOR
728 sq.ft. (67.4 sq.m.) approx.



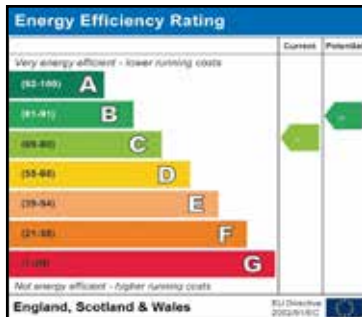
1ST FLOOR
497 sq.ft. (45.9 sq.m.) approx.



ANNEXE
790 sq.ft. (73.4 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE & GARDEN OFFICE) : 1383 sq1.ft. (128.5 sq.m.) approx.
TOTAL FLOOR AREA : 2410 sq.ft. (223.9 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
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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.



FINE & COUNTRY

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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.

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Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

