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*Mulberry House, 51 Quay Street,  
Halesworth, Suffolk IP19 8EY*

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FOR SALE

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ESTATE AGENTS







Southwold - 9 miles

Norwich - 26 miles

Mulberry House is a charming Grade II Listed Georgian Townhouse, the property has recently been sympathetically re-furbished and now provides an impressive home. Located close to shops and the railway station.

Accommodation comprises briefly:

- Spacious hallway with original staircase
- Elegant sitting room with a fireplace
- Re-fitted kitchen with plenty of space for eating
- Newly installed shower and period style w.c.

*First floor-*

- Large master bedroom and a single bedroom
- Cloakroom

*Second floor-*

- Attic bedroom/study
- Pretty terraced walled garden
- Gas central heating with attractive cast iron column style radiators throughout
- Many period features such as - ceiling roses & mouldings, doors, cupboards & sash windows & fireplace
- Recently re-decorated throughout



### **The Property**

The front door opens into the entrance hall with recently fitted herringbone tiled flooring and a wooden staircase leads to the first floor. The sitting room is a good size with exposed floorboards and a sash window to the front aspect. This is a lovely elegant room with a mantelpiece housing a cast iron hearth and arched recesses to either side with shelving and cupboards beneath, ceiling cornices and a 'lily' style ceiling rose.

The kitchen/diner is found to the rear with a stable door to the garden. The owner has recently installed new kitchen cupboards and worktops with plumbing for a washing machine and a dishwasher. The dining area still retains its elegant built-in cupboards and there is plenty of space for a table and chairs. Quarry tiled flooring is laid throughout this room and the shower room. The shower room has been fitted with a new shower cubicle and also has an 'antique style' high level w.c. and a wash basin.

Off the first floor landing, to the rear a door opens into a small cloakroom which also accommodates the 'Valliant' gas fired combi central heating boiler. There are two bedrooms on this floor, the beautiful main bedroom is to the front, and a generous size with a large built-in cupboard and a further cupboard. A single bedroom overlooks the rear garden. A door off the landing accesses a second staircase, leading up to the attic bedroom. This is a good space with sloping ceilings and a window to the side.

This excellent period house with many of its original features has been stylishly refurbished to provide a comfortable home.







## Garden

To the front of the house there is a small concrete frontage with recently installed cast iron 'period style' railings. A shared footpath give access to the rear, a garden gate opens into the private walled rear garden. A small lawn with sleepers either side contains raised shingled beds and a raised area to the rear provides space for a table and chairs. There is also a newly erected small timber store.

## Location

The property is within close walking distance of both 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: A

Postcode: IP19 8EY

### Agents Note

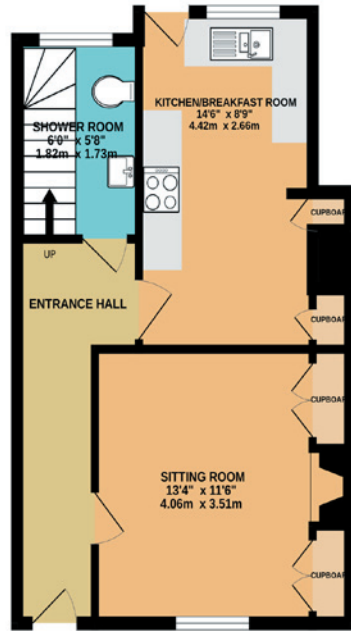
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

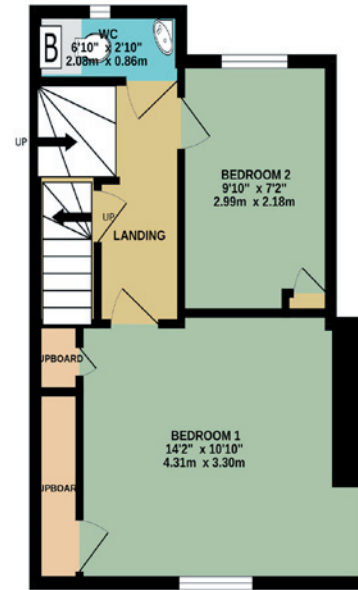
Vacant possession of the freehold will be given on completion.

## Offers in Excess Of: £250,000

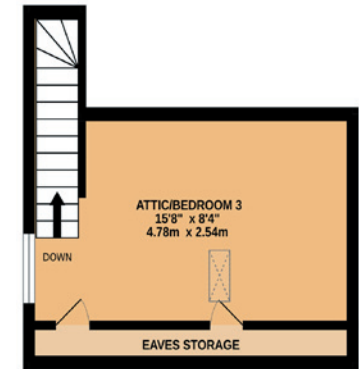
GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



ATTIC ROOM  
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 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

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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.



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