



'Bursting With Character'  
Great Bealings, Suffolk | IP13 6NH

# WELCOME



This wonderful former post office is packed to the rafters with character charm and individuality. Located in the lovely village of Great Bealings, only a short drive from the desirable town of Woodbridge, the property enjoys a peaceful rural location surrounded by glorious countryside. Three double bedrooms, a new heating system, private driveway and stunning garden. This gorgeous home is perfect for those looking for a property with buckets of personality.













- A wonderful Historic Character Property in the Village of Great Bealings
- Three Double Bedrooms; Ground Floor Bathroom and Separate WC
- The Property has been Extended to include a Large and Social Kitchen/Diner
- Two Further Reception Rooms and a Conservatory
- New Electronic Economic Heating System
- Lovely Walled and Private Garden
- Private Driveway providing Parking
- A Quiet and Charming Village Location with a thriving Local Community
- A Short Drive to the Centre of Woodbridge
- Surrounded by Glorious Country Walks
- The Accommodation extends to 1,373sq.ft
- Energy Rating: D

Brimming with character and charm, this former post office has been cherished as a beloved family home by its current owners for an impressive 26 years. "The property hasn't changed hands many times; the previous owners were here for 25 years," she recounts. It's no wonder they find it difficult to part ways. "This is not your average property and if you appreciate uniqueness, it's impossible not to be captivated by it." The location is wonderfully peaceful, with countryside views from every window yet is conveniently situated just a short drive away from Woodbridge.

The property was built in the mid nineteenth century with a later extension added by the owner in 1999, shortly after the post office closed. Although not listed, the property has been deemed a designated heritage asset by Historic England. "It's a recognised, historic building," explains the owner, "it still has the old post box at the front, which has been sealed up."

Off the main entrance to the property, you will find a bright and airy sitting room, offering a welcoming space to relax and unwind. The room is a good size and boasts a multi-fuel stove which serves as a cosy focal point as well as creating a welcoming atmosphere and comforting warmth throughout the property. "In 2021 we had the whole house insulated with silicone render on the outside, which not only saves on energy costs but keeps the property lovely and warm during the colder months" the owner explains. Additionally, the property was fitted with Elnur Eco 4 convection storage heaters in 2019, further enhancing its comfort and efficiency.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Continuing from the sitting room, you enter a further reception room. This generously sized, double-aspect space, formerly the post office and store, offers ample versatility to accommodate various functions and is currently utilised as an office/sitting room. From here is access to the conservatory room - a versatile area that is perfect for enjoying garden views over a cup of coffee or harnessing the ample light to nurture your beloved plants.

Returning to the office/sitting room, you enter a large L-shaped kitchen/dining room, which forms the extended portion of the property. Designed with lofty ceilings to foster a sense of spaciousness, this inviting, open-plan area is perfect for cooking, entertaining and relaxing. The rustic-style kitchen waves goodbye to cookie cutter cabinetry, opting instead for a charming array of wooden painted units and eclectic open shelving. Not only does this provide storage but it also allows for the display of curated cookware, enhancing the individuality of the space. An integrated oven and hob, as well as a freestanding washing machine and dishwasher will be remaining with the property.

There is access to the pretty garden via double doors from the generous dining area. This end of the room also features a striking, modern, freestanding multi-fuel stove which was installed in 2021 and rests on a limestone hearth.

On the ground floor you will find a spacious family bathroom, complete with full-sized bath and separate shower cubicle, adorned with tiled flooring and tiling in the shower and splash areas. Additionally, there is a separate room with WC.

There are three adjoining double bedrooms on the first floor. The principal bedroom, enjoying dual aspects, features a fitted wardrobe. The second largest bedroom boasts an original Victorian wrought iron fireplace. Although not used, this creates a lovely feature in the room.

There is parking to the side of the property which can be extended to accommodate further vehicles with the simple removal of the current planting. The delightful garden is an enchanting feature of the property, extensively planted with mature trees and shrubs as well as an area of lawn. The garden is very secluded with numerous areas for seating. An original brick built shed stands ready for purposing to your needs. The shed is fitted with power and could easily serve as a home office or gym/hobby room (subject to the necessary planning).

Great Bealings is located in the charming and gently sloping countryside near the Rivers Flynn and Lark. Outdoor enthusiasts have plenty of opportunities to explore the unspoiled countryside via the numerous footpaths and bridleways.

Closely linked with its neighbouring village Little Bealings, this thriving village boasts a rich history with a church (with café), whose roots can be traced back to pre-Norman times. Additionally, the area is home to a village hall and a highly regarded primary school, consistently rated as Outstanding by OFSTED in successive inspections.



# STEP OUTSIDE



## On The Doorstep

"There is a very strong sense of community here and everyone in the village is really welcoming. There is so much going on that you could fill your social calendar in Bealings," explains the owner. Residents also benefit from access to regular bus services, connecting to the local high school and town.

## How Far Is It To

The closest towns are Woodbridge (just under 3 miles to the East) and Ipswich (7 miles to the West). With the latter providing direct train links into London Liverpool Street in only 1 hour 15 minutes. The village is also within easy access of the A12, providing a road route into London by car.

## Directions

From Diss head south on the A140, turn left on to the Needham Road (B1078) and then right on to the B1079. Take a right on to Bealings Lane and follow to the junction. Turn left on to Hall Farm Road and then right on to Lower Street. The property is on your left.

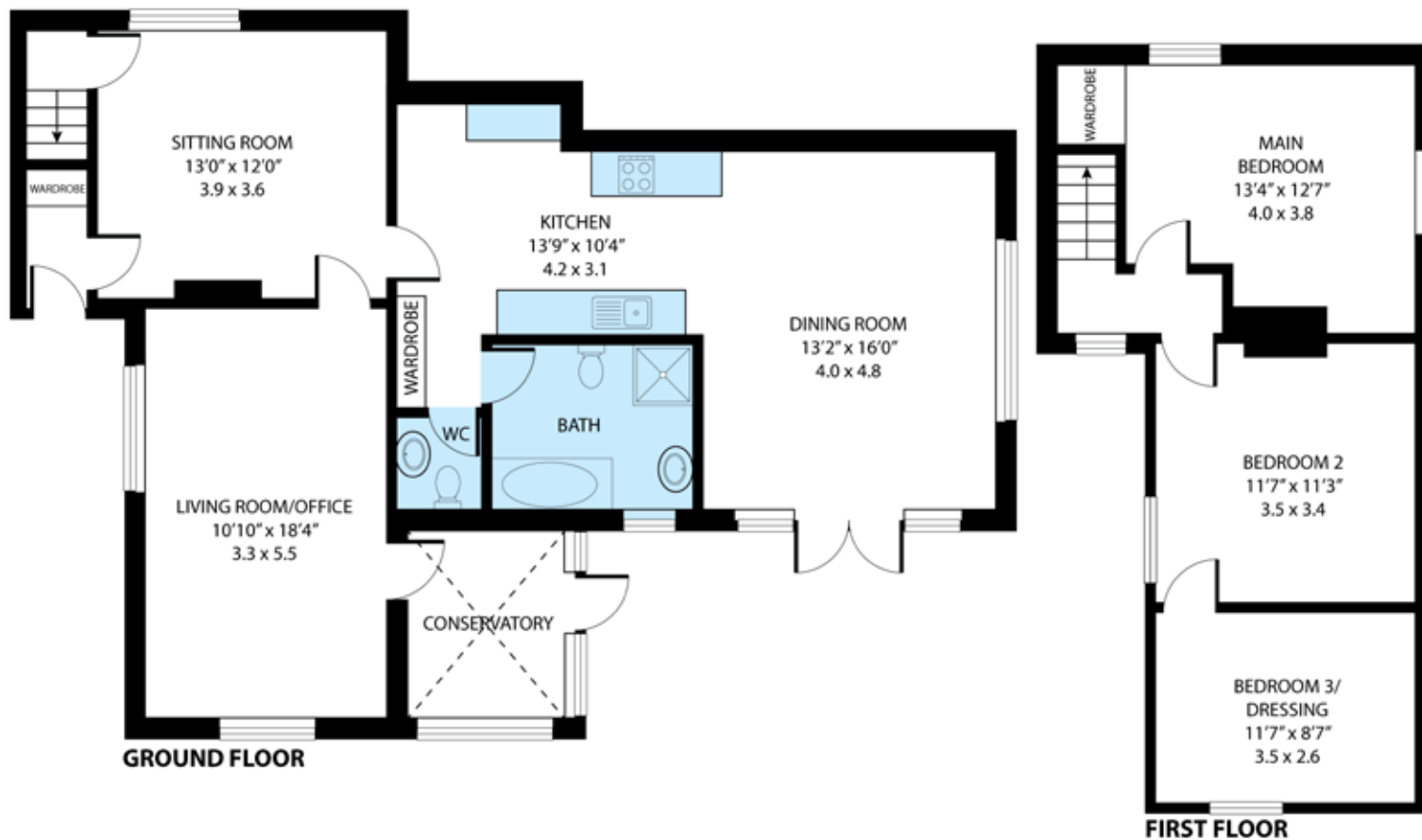
## What 3 Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property ///married.pave.camper

## Services, District Council and Tenure

Mains Water & Electricity, Private Drainage, Electric Heaters  
Superfast Broadband Available  
East Suffolk District Council – Band C  
Freehold

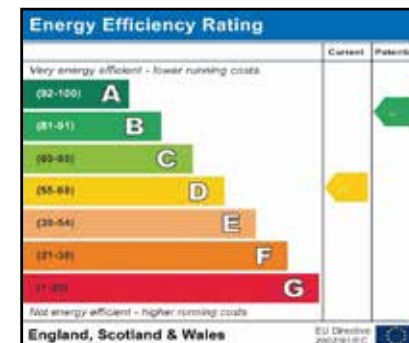




Lower Street, Great Bealings IP136NH  
 TOTAL APPROX. FLOOR AREA 1,373 SQ.FT - 127 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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