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9 Market Place,
Halesworth, Suffolk, IP19 8BA

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**MUSKER
MCINTYRE**
ESTATE AGENTS

We are pleased to offer this attractive Grade II listed, two bedroom cottage, located in the heart of Halesworth Town Centre; offering a wealth of character with exposed beams, original wooden floors, inglenook fireplace and picturesque views across to the 14th Century Church. Offered chain free.

Accommodation comprises briefly:

- * Large sitting/dining room with inglenook fireplace
- * Kitchen with appliances & utility/pantry
- * Two generous double bedrooms
- * Bathroom with shower over
- * Wealth of character - such as exposed timbers, wide oak floorboards, oak staircases and panelling
- * Situated in the town's market square
- * Residents permit parking available
- * Gas central heating



Property

A part glazed wooden door opens into a spacious sitting/dining room which boasts double aspect windows, beautiful inglenook fireplace and pavement floor tiles found underfoot and exposed ceiling timbers. Oak panelling and a door opens to the rear hallway, where space can be found to hang coats. The kitchen has a range of wall and base units, fitted electric oven, gas hob, fitted dishwasher, washing machine and fridge. At the end of the kitchen is a small pantry/utility cupboard where the gas combi central heating boiler is housed. A part glazed door provides access to the rear of the property. Stairs rise from the hallway to the first floor landing, where the generous sized main bedroom with a charming cast iron fireplace and large wardrobe cupboard can be found. The bathroom comprises of a WC, hand basin and bath with shower over, is also on this floor. Another original oak stair case is wrapped around the chimney breast and leads to a further generous double bedroom, which has enchanting views over-looking the church to the rear.



Outside

There is a pedestrian right of access across the rear neighbouring courtyard with a storage area for dustbins. Please note that the property does not have a garden. Parking in the Market Square is restricted to 2 hours, however a residents permit for parking can be purchased currently at a cost of £50 a year.

Location

The property is located in Halesworth's Market Square with St Mary's Church at the rear. Halesworth provides many independent shops, schools, public houses, restaurants, doctors and vets. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

The property has been used as a holiday home by the current owners and some of the furniture can be included in the sale should a purchaser wish.

Services

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

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8BA

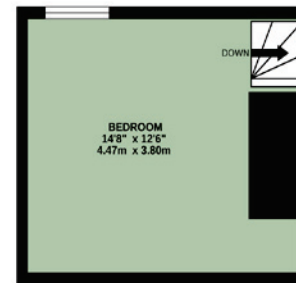
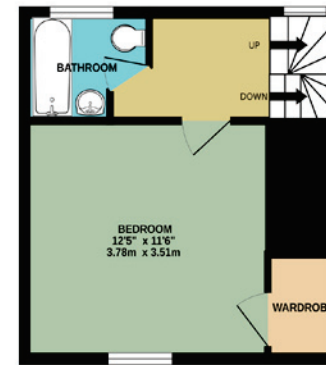
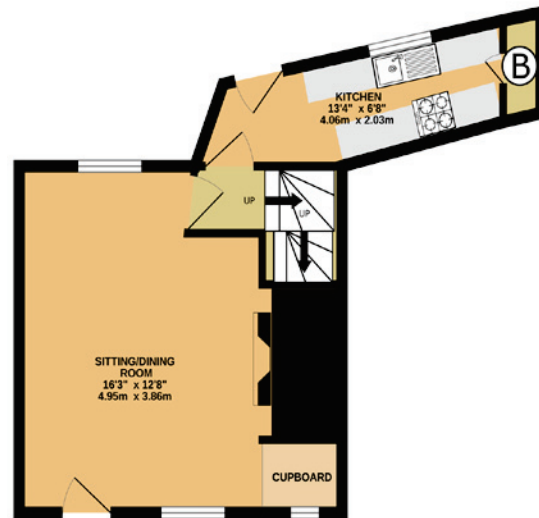
Tenure

Freehold

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.

Guide Price : £195,000



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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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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