

MM



*Greenacres, The Green, Ubbeston,  
Halesworth, Suffolk, IP19 0BHB*

MM

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MCINTYRE**  
ESTATE AGENTS



A delightful detached period house located in a wonderful location with rural views to all aspects. Recently sympathetically extended and updated to provide a comfortable 'cottage style' home. There are good sized gardens to front and rear and offered chain free.

Accommodation comprises:

- Impressive large entrance hall with central staircase
- Sitting room with French doors overlooking the rear garden
- Dining room and a snug both with fireplaces housing wood-burning stoves
- Kitchen/breakfast room with a pantry and a 'Range Master' cooker
- Study and ground floor bathroom
- Generous double bedroom with oak flooring & French doors with Juliette balcony to enjoy the wonderful open country views
- Two further bedrooms (1 double and 1 single)
- First floor cloakroom
- Oil central heating
- Many original features throughout - exposed wall and ceiling timbers, fireplaces and extensions sympathetically incorporating reclaimed timbers.
- Timber ledge and brace doors
- Deep front garden with plenty of driveway parking
- Large rear garden with fabulous open countryside views, workshop, garden shed and boiler room



### The Property

A front doors opens into a vast entrance hall with a central staircase, a door to the left leads into the dining room with a fireplace housing a wood burner and a door to the rear study. A doorway takes you into the kitchen/breakfast room which has a cottage style kitchen with a butler sink in timber worktops, with a water softener, a freestanding larder cupboard and an attractive re-claimed brick inglenook style fireplace housing an electric Range Master cooker. There is also a plumbed in fridge/freezer and a good sized shelved pantry. To the other side of the entrance hall is a snug again with a wood burner. A doorway opens into the sitting room which is a good size and a lovely light addition with its high ceiling and French doors opening to the rear garden and fitted with oak flooring and lovely touches of reclaimed timbers. To the rear is a useful study with French doors to the rear and the family bathroom. The bathroom is well appointed and fitted with a bath with a rainwater style shower over, w.c. and hand basin.

Off the spacious first floor landing are three bedrooms, two doubles and one single, the master being over 18ft long with French doors allowing you to really enjoy the wonderful open views over all three aspects. There is also cloakroom with a w.c and hand basin. The property has oil fired central heating with a recently installed pressurised system which is housed in the attached rear boiler room.



## Gardens

The deep lawned front garden also provides plenty of parking on the gravel drive. The large established rear garden is mainly lawned and edged to one side with sleepers planted with flowers and shrubs, there is a variety of hedging, a workshop and a garden store. The garden abuts field to the side and rear, the owner have left the rear boundary open to enjoy the countryside views.

## Location

Ubbeston is a small hamlet just 6 miles from the market town of Halesworth and 3 miles from Laxfield. Halesworth provides many independent shops, Primary schools, public houses, restaurants, doctors, vets and a supermarket. 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 unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.



## Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Oil central heating

Mains electric, water and private drainage via a septic tank

## Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 0HB

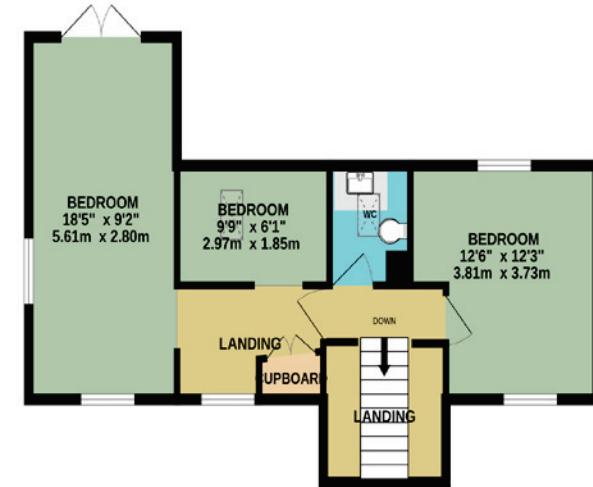
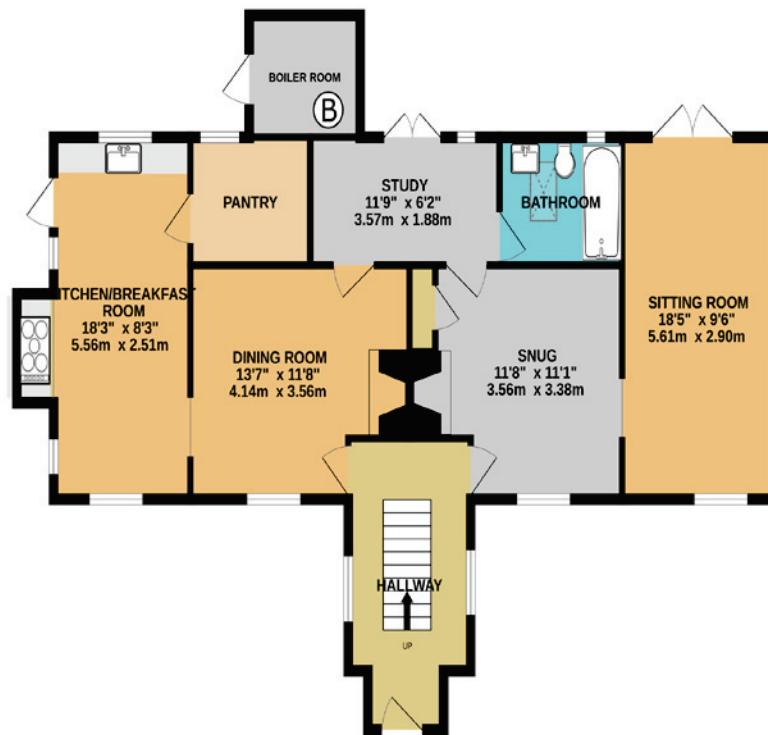
## Agents Note

This 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 upon completion.

**Guide Price £500,000**



**TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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.  
Maria with Matronix ©2005

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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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