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*14 Hill Farm Road, Halesworth*  
Suffolk, IP19 8JX

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS







A very well presented detached five bedroom family home which has been extended to exacting standards with very spacious accommodation with beautiful well planted gardens and a home office/studio/garden room.

Accommodation comprises:

- Entrance hall with cloakroom
- Large sitting room opening to:  
Dining/garden room and then flows into  
the large well fitted Kitchen
- Utility room
- Five bedrooms
- Family bathroom
- Recently re-fitted en-suite shower room
- Integral garage
- Gas central heating
- UPVC double glazed throughout
- Large block paved driveway
- Wonderful well planted garden
- Garden home office/studio with power  
and water
- Walking distance to the shops and train  
station
- Popular residential area



### The Property

An open entrance porch leads to the front door providing access to the entrance hall where stairs rise to the first floor and the cloakroom is located.

To the right is the generous sitting room where a fireplace houses a living flame gas fire with a window overlooking the front drive. To the rear an opening takes us into the dining/garden room where there is plenty of space for a further seating area and dining. A very light room with patio doors and windows overlook the rear garden. The open plan accommodation leads us into the well fitted kitchen with a good range of fitted cupboards and work surfaces to include a dishwasher and wine rack. The gas boiler is also sited here. The ceramic tiled flooring continues throughout this room. A door takes us into the utility room again fitted with a sink and cupboards with work surfaces and plumbing for a washing machine. A door takes us into the rear garden.

Off the first floor landing are five bedrooms, the master has the benefit of a recently re-fitted en-suite shower room. There is a family bathroom with an electric shower over the bath.







## Garden

At the front of the house is a brick weave driveway which offers plenty of parking with access to the integral garage which has an up and over door with power and lighting and a personal door to the side. The driveway is edged with lawn and planted with shrubs.

The wonderful well planted rear garden is laid to lawn and edged with mature ferns and shrubs and flower beds and enjoys a large attractive paved terrace immediately to the rear of the property and another paved area at the bottom of the garden to sit and enjoy this lovely space.

There is also an excellent detached outbuilding suitable as an office, studio or garden room (12ft 4in x 9ft). This room is insulated with power, lighting and water connected and a timber garden shed.

## Location

The property is situated within walking distance to the town centre. Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarkets. Halesworth 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 at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a thirty 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

Gas fired central heating, and solar panels. Mains electric, water and drainage.

EPC Rating: B

### Local Authority:

East Suffolk Council

Tax Band: E

Postcode: IP19 8JX

### Agents Note

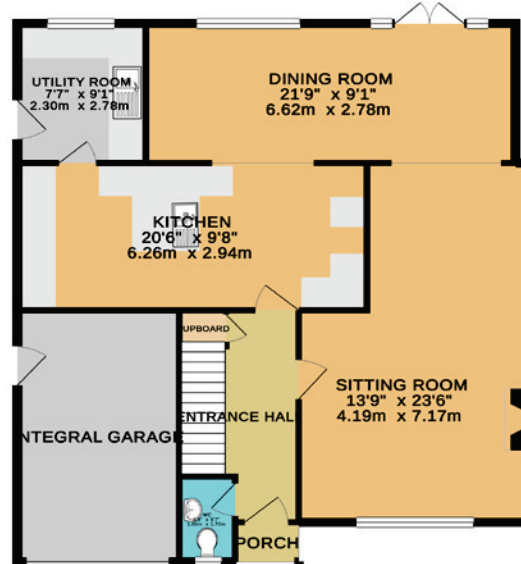
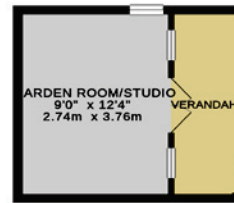
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

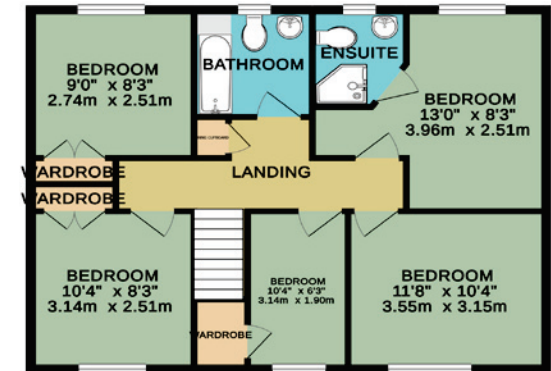
Vacant possession of the freehold will be given upon completion.

## Guide Price £515,000

**GROUND FLOOR**  
1181 sq. ft. (109.7 sq. m.) approx.



**1ST FLOOR**  
712 sq. ft. (66.2 sq. m.) approx.



TOTAL FLOOR AREA: 1893 sq. ft. (175.9 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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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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