

4 Wellington Court, Chediston Street,

Halesworth, Suffolk, IP19 8BJ

MUSKER McINTYRE
ESTATE AGENTS

This truly unique three storey house forms part of a conversion of two 19th century warehouses. Set in its own fantastic private 'Park' with just three other properties and only a stroll to the town's facilities. Offered chain free.

Accommodation comprises briefly:

* **Entrance lobby with a cupboard housing the integrated central vacuum cleaning system**
* **Sitting room with a fireplace and cloakroom**
* **Kitchen/dining room with rustic charm**
* **Two ships masts form the centre of the enclosed circular pine staircases**
* **First floor large master bedroom with en-suite shower room, further bedroom and bathroom**
* **Second floor bedroom and two attic rooms ideal for hobbies/study or children's bedrooms**
* **Gas central heating providing underfloor heating**
* **Double garage with plenty of parking**
* **Courtyard, formal walled gardens with a pond and wonderful grounds with a summerhouse**



The Property

The large front door opens into the entrance lobby, under the stairs a cupboard houses the central vacuum cleaning system. The sitting room is a good size with an attractive cast iron fireplace, reclaimed materials where appropriate, have been used throughout this house to include pine deep skirting, architrave, panelled doors and exposed floor boards. A door to the rear gives access to the downstairs cloakroom. The kitchen is fitted with burr oak cupboards with many integrated appliances and as a feature a vintage water pump (also fitted with conventional taps!) The dining area is fitted with bench seating while the ceiling has exposed timbers. A central enclosed circular timber staircase with two ships masts, gives access to all floors. Off the first floor landing is the main large bedroom with a curved wall and coffin hatch, two built-in wardrobes and benefits from an en-suite four piece shower room There is a further bedroom and a bathroom on this floor. The second floor provides three rooms, a good bedroom to the front and two attic rooms with sloping ceilings, ideal as work/office spaces or children's rooms. This property has under floor heating provided by a gas fired boiler and electric heaters on the second floor.

4 Wellington Court was converted and bought in 1993 and has been owned by the same family since, originally used as a holiday home but would equally suit a buyer who would enjoy the wonderful outside space this property would provide, without the chore of maintaining and situated in a quiet location yet a stroll to the shops.























Outside

Wellington Court is entered through an archway off Chediston Street, a shingled driveway leads to a block of for four double garages for each of the properties, there is also plenty of parking. The two pairs of semi-detached properties, each very unique can be accessed by foot from the parking area or under a walkway beneath one of the houses into the central paved courtyard. All four homes also enjoy exclusive access to the beautiful grounds which have been laid out with care to provide a formal walled garden with clipped box hedging and a large fish pond, connected by two bridges over the River Blyth to the main grounds with its lawns and mature trees. There is also a 'Pavilion' and plenty of places to sit and enjoy the space and tranquility.

Location

Wellington Court is located a short walk to the Thoroughfare. The town provides many independent shops, primary school, 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 & Fittings

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

Services

Gas central heating. Mains water, drainage and electricity. EPC: D

Local Authority:

Suffolk County Council
Tax Band: E

Tenure

Vacant possession of the freehold will be given upon completion.

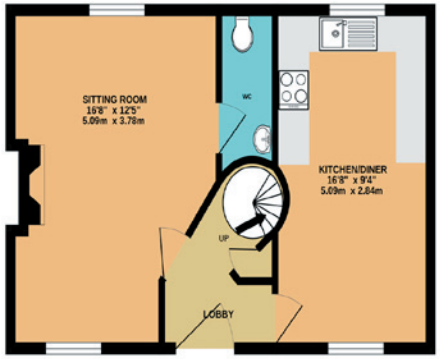
Agents' Note

There is a quarterly fee of £1000 for the upkeep of the grounds to Wellington Court Ltd. The shareholders are the four homeowners in Wellington Court. The owners are shareholders who have a say in how the money is spent.

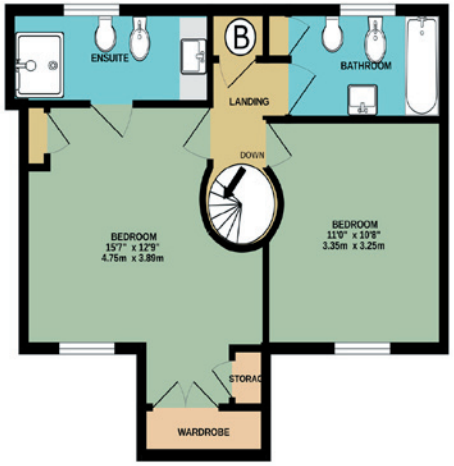
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £260,000

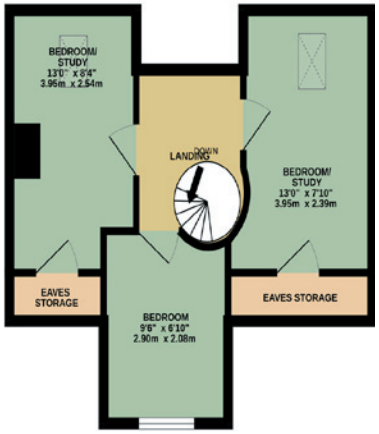
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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.
Made with Metropix ©2026

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Harleston	01379 882535
Loddon	01508 521110

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.

Platinum Trusted Service Award 2022 feefo

A member of OnTheMarket.com

HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH
Tel. 01986 888205
halesworth@muskermcintyre.co.uk