

The Old Police House, St. Margaret South Elmham,
Harleston, Suffolk IP20 0PJ

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This former police house was built in the late 1920's and sits in a wonderful large established garden, in this quiet rural village backing onto open countryside. The property offers three bedrooms with a cosy sitting room and a kitchen/diner/family room.

Accommodation comprises briefly:

- Entrance hall
- Cosy sitting room with an open fireplace
- Kitchen/diner/family room with a Rayburn
- Ground third bedroom
- Two double first floor bedrooms
- Oil fired central heating
- Recently installed upvc double glazed windows
- Rear hall with a cloakroom/utility and pantry
- Four piece bathroom
- Established productive large garden
- Excellent potential to extend (STPP)



Property

Entering via the front door into the hall the stairs rise to the first floor. The lovely light sitting room overlooks the front garden which benefits from an open fireplace. The kitchen/dining/family room provides a sociable heart to the home, with the kitchen area fitted with an oil fired Rayburn, cupboards and a sink. There is also a pantry. This room offers a useful living space to sit and enjoy the rear garden with a glazed ceiling and French doors leading out to the garden. A small hall gives access to a cupboard housing the hot water cylinder. A further door leads off to the back hallway where there is a large pantry then a rear door to the garden and a cloakroom with plumbing for a washing machine where a shower could be installed to service the ground floor bedroom. The third bedroom is currently used by the owner as an office. Off the first floor landing are two bedrooms, both doubles but the main bedroom is a very generous size and enjoys wonderful views over the side garden, both have pretty cast-iron fireplaces. There is a four-piece family bathroom offering the choice of both a bath and separate shower.







Outside

A shingled drive to the front provides parking where there is a timber lean-to garage. The large cottage garden is contained by fencing and hedging with mature trees. There are different areas - productive vegetable garden with asparagus and raspberries, a variety of fruit trees including apples, pears and greengages and a timber garden shed. Shingled and paved pathways run to the rear to a pond and a brick paved patio to the rear which enjoys wonderful views across open countryside.

The generous plot provides excellent potential to extend the existing accommodation, subject to the necessary planning consents.

Location

The property is situated in the centre of this rural village, which is clusted around one of a selection of grazing Greens. The surrounding towns of Bungay, Halesworth and Harleston are all approximately five to six miles away. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil central heating. Oil Rayburn. Mains water, electric and private sewerage connected.

Energy Rating: E

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP20 0PJ

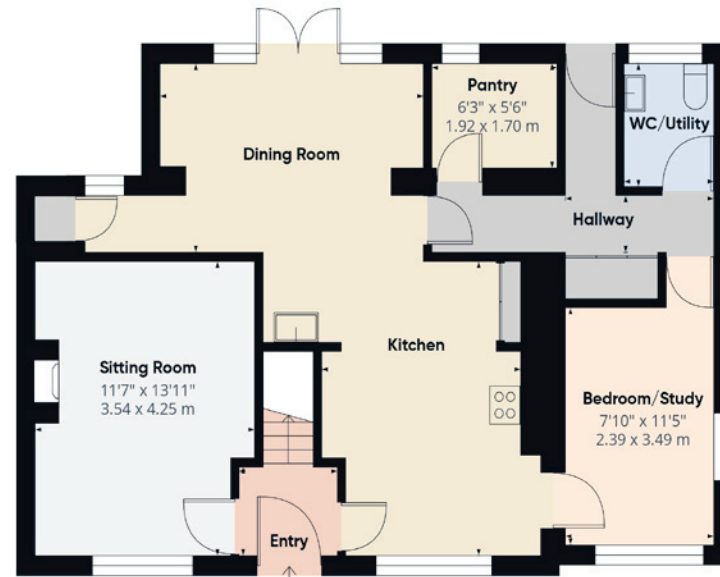
Tenure

Vacant possession of the freehold will be given upon completion.

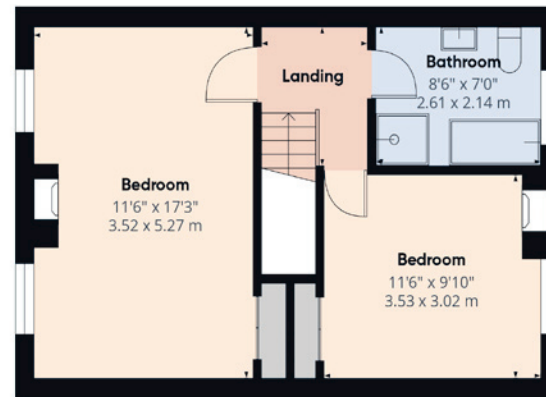
Agents' Note

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 £400,000



Floor 1



Floor 2

Approximate total area⁽¹⁾
1140 ft²
106 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

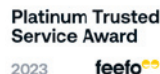
Halesworth 01986 888205

Loddon 01508 521110

Bungay 01986 888160

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.



Halesworth OFFICE
15a Throughfare
Halesworth
Suffolk
IP19 8AH
Tel. 01986 888205
halesworth@muskermcintyre.co.uk