



PRIVATE  
RESIDENTS  
ONLY

PRIVATE  
RESIDENTS  
ONLY

PRIVATE  
RESIDENTS  
ONLY

1 WELLINGTON COURT  
CHEDISTON STREET, HALESWORTH, IP19 8BJ



1 Wellington Court is a stunning six-bedroom home, full of unique charm. Beautifully converted from a former Victorian warehouse, it combines historical character with modern comfort. This property is not one to miss.

Approaching 1 Wellington Court, you are greeted by the stunning exterior, which retains its historical character. As you enter through the main front door, you step into a spacious hallway leading to the beautiful staircase and doors to the kitchen, lounge and understairs utility area. The cosy yet spacious lounge area features a fireplace, dual aspect views and double doors which open onto the garden. The generous kitchen/dining space has been recently modernised and is full of natural light, with a door opening onto the garden and a window overlooking the cobbled courtyard area. It is equipped with bespoke fitted cupboards, two ovens, induction hob, work surfaces/base units and integrated appliances such as a fridge and dishwasher. There is a small utility room next to the kitchen with washing machine and shelves. The staircase leads to the first floor where you will find four bedrooms, plus an ensuite, family bathroom and additional cupboard space on the landing. Bedroom one is the master bedroom which boasts a walk-in wardrobe and ensuite bathroom, with bath, shower attachment, basin and toilet, as well as views across the walled garden. Bedroom two is a spacious double room with dual aspect views. There is a separate shower room next to Bedroom two. Bedroom three is a smaller double room, currently used as a study. Bedroom four is a single room. The family bathroom offers a bath with shower over, basin and toilet. The second-floor landing leads to a further two bedrooms and features a generous cupboard area. Bedrooms five and six are both double rooms with storage in the eaves. Depending on preferences, these spaces could alternatively be used as home offices or playrooms. Off the courtyard, you will find the double garage and off-road parking. One of the many highlights of this property is the gardens, which consist of a walled private garden and an acre of wonderful communal gardens. The spacious formal garden boasts various hedges and mature shrubs, as well as a fishpond with a fountain. Access to further garden space is offered via two bridges over a stream. Cross either one to find yourself in a unique paradise of nature, featuring a summerhouse along with mature trees, shrubs and lawn.



#### TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRICITY, GAS AND DRAINAGE ARE CONNECTED TO THE PROPERTY. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

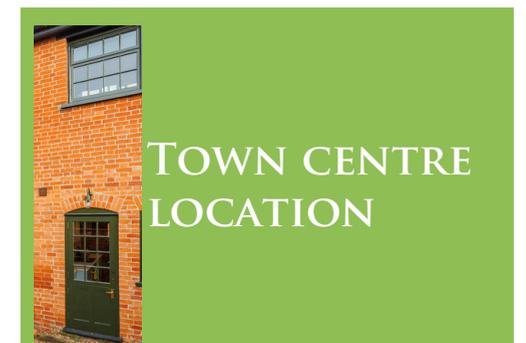
LOCAL AUTHORITY - EAST SUFFOLK F

EPC - 47 E

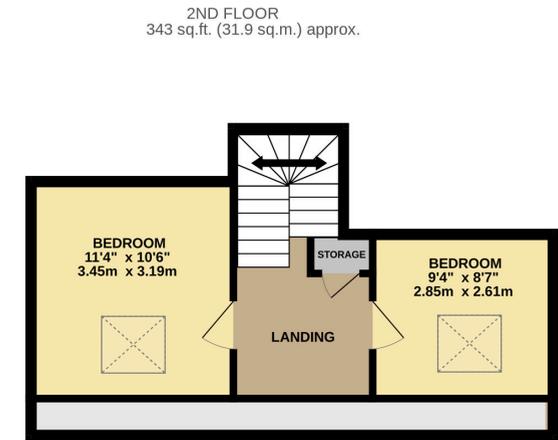
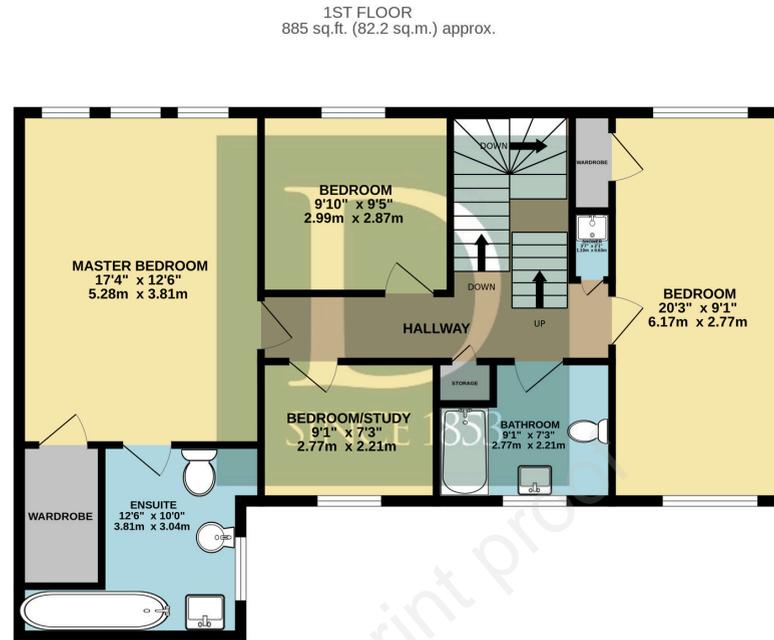
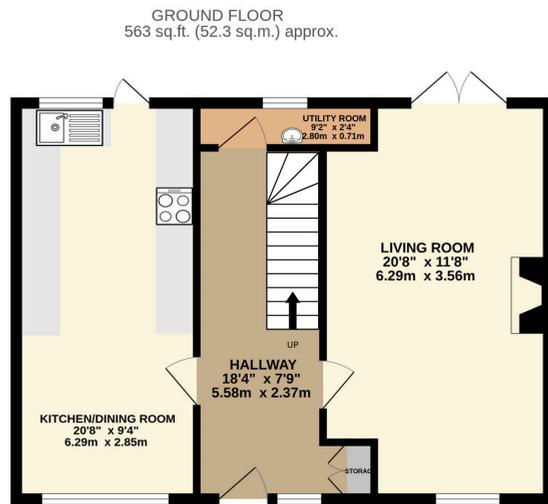
VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553. DURRANTS BUILDING CONSULTANCY - OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.

AGENTS NOTES - PLEASE NOTE THERE IS A MAINTENANCE CHARGE UNDER A MANAGEMENT COMPANY FOR THE COMMUNAL AREAS, OF APPROXIMATELY £330 PER MONTH.





## FLOOR PLAN



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 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.

Made with Metropix ©2026

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 12 Thoroughfare,  
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : [halesworth@durrants.com](mailto:halesworth@durrants.com)