



Blue Plaque
134 CHEDISTON STREET
HALESWORTH, IP19 8BD

RECTOR
LEADING
CHEDISTON

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This charming Grade II Listed five bedroom detached house, in the heart of Halesworth town centre is ideal for those seeking character and practical living in a desirable location!

Upon entering the property through the main front door on Chediston Street, you are immediately welcomed into the snug/study—a warm and inviting space featuring a traditional open fireplace and charming front-facing views. From this cosy room, you proceed into an additional reception room, which currently serves as a book room but could be ideal as a home office – this room provides access to the dry cellar below. To the right of the hallway lies the spacious sitting room, originally the premises' shop. Complemented by two expansive shop windows (frosted for privacy) that flood the beamed room with natural light - the room could be accessed directly from Chediston Street if wished. A wood-burning stove in the large fireplace enhances the ambiance, and a practical storage cupboard is tucked neatly beneath the stairs. Adjacent to the sitting room is the dining room, which connects to the modern kitchen. The kitchen offers rear-facing views from its breakfast bar and is well-appointed with base and wall units, an integrated oven, hob and dishwasher. Both the dining room and kitchen have doors leading onto the enclosed upper patio area —ideal for indoor-outdoor living and entertaining. From the dining room, a door opens into the shower room, which features a spacious double shower, toilet and basin. Ascending the stairs from the hallway, you reach a triple aspect room with views of the garden and patio. Originally used as a sail-makers loft – complete with a distinctive first-floor external barn door – this room has the flexibility to be used as a bedroom, craft studio, home office or additional recreation room. Returning to the entrance hallway/book room, you will find access to a second kitchen-diner is currently used as a utility/laundry room. With double doors out to a patio area, this well-equipped space has potential to be a self-contained annexe ideal for multi-generational living. Adjacent to this is a 'day room' which can also function as a bed-sit; the adjoining cloakroom containing a toilet and sink has the potential to be converted into a full wet-room with the inclusion of a shower. Connected to the day room is a conservatory with double doors leading out to the lower patio and garden beyond, creating a seamless transition to the outdoors. On the first floor, the landing provides access to three bedrooms and the family bathroom. The master bedroom is a generously sized double overlooking the front aspect, complete with an en-suite comprising a toilet and basin, and a Velux window that floods the room with natural light. Bedroom two is a comfortable double room also facing the front, while bedroom three is a smaller double room with similar front-facing views. The family bathroom is well-appointed with a bathtub, separate corner shower, toilet, basin, and rear-facing windows; the room includes a shelves airing cupboard housing the hot water tank, alongside an additional storage cupboard. The second floor offers access to the attic space, which has been converted into two full-height double rooms, each fitted with windows to maximise natural light. Alternatively, this could be a generous double room with separate dressing- or play-room. Externally, the property is accessed via double gates leading to a generous shingle driveway providing ample off-road parking. The south facing garden includes a large workshop or shed ideal for storage, a wood store, a charming summer house, well-maintained lawn, flower beds, borders, a patio area, raised beds, and two additional sheds—offering plenty of space for gardening and outdoor activities.



SERVICES - Mains water, electricity, gas and drainage are connected to the property. Gas fired boiler for domestic hot water and central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk - D

EPC – exempt

TENURE - Freehold

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.



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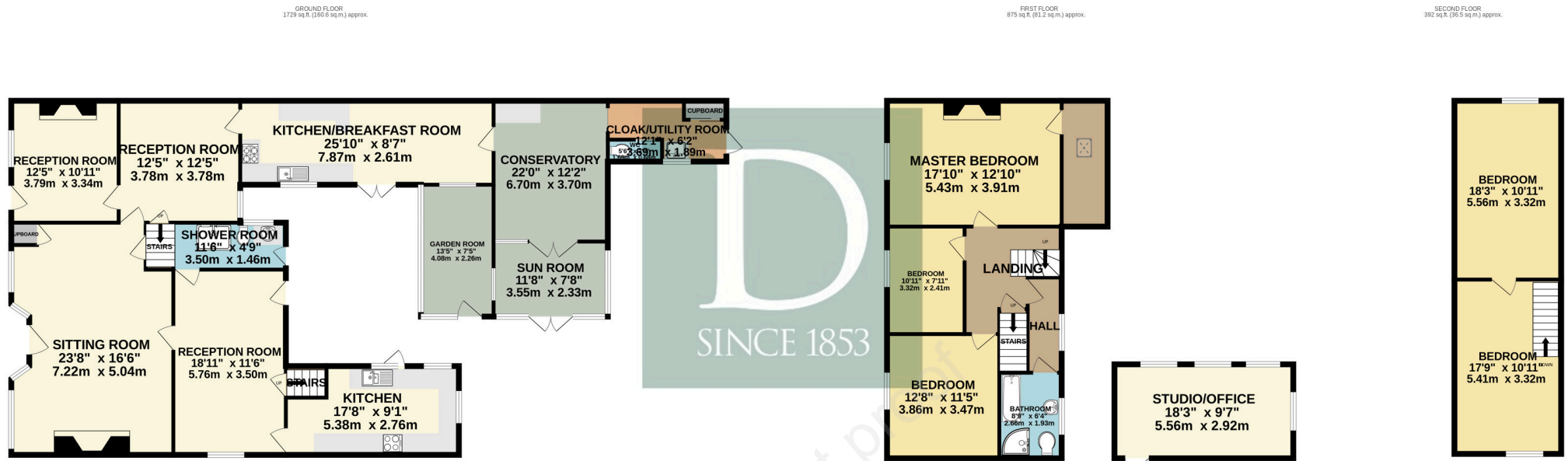


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FLOOR PLAN



TOTAL FLOOR AREA : 2996 sq.ft. (278.3 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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