



The Old Post Office, 22 High Street, Saxmundham, IP17 1AJ

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ESTABLISHED 1966

The Old Post Office
22 High Street
Saxmundham
Suffolk
IP17 1AJ

A fabulous three-storey townhouse with over 3,000 sq. ft of flexible accommodation ideal for numerous uses including live work space for artists and creatives, gallery, and subject to planning, restaurant in the heart of Saxmundham.

GROUND FLOOR GALLERY | TWO FURTHER ROOMS | CLOAKROOM | CELLAR | FIRST FLOOR: SITTING ROOM | KITCHEN | THREE FURTHER BEDROOMS | CLOAKROOM SECOND FLOOR: TWO DOUBLE BEDROOMS | FAMILY BATHROOM | GENEROUS COURTYARD | PARKING

Saxmundham is a thriving market town, well served by a range of local shops, including two supermarkets. There are also junior and senior schools, a hotel, sports club, and a branch line railway station providing service to London Liverpool St. Station via Ipswich. There is easy access to the A12 and the coastal town of Aldeburgh is about 7 miles away. The village of Snape, home to the world-famous Snape Maltings concert hall, is approximately 4 miles away.

THE PROPERTY

The Old Post Office is a substantial three storey town house, built of pale brick elevations under a pan tile roof. Laid out over three floors, the property currently has part commercial and part residential use, and offers great scope for a variety of uses, subject to planning consent including gallery, restaurant, work space, and family home. The property is situated in a prime position in the heart of the town, within close walking distance of all of the amenities. Internally the property features a superb gallery/studio measuring 43' x 15', with wonderful large west facing windows. The property has some fine period features including brick fireplaces and exposed wooden floorboards. There are two further rooms on the ground floor, a WC and steps lead down to a substantial cellar.



Guide: £575,000 FREEHOLD

On the first-floor is a lovely and light sitting room with exposed floorboards and a brick fireplace housing a wood-burner, and sash windows overlooking the High Street. Located off the sitting room is the kitchen with ceramic sink, space for cooker and fridge/freezer. To the rear on the first floor is a large studio room and a further bedroom and separate WC, which could be used as a flat.

A fine balustrade staircase leads to the second-floor landing, off which are two generous sized bedrooms and a bathroom comprising roll top bath, high level WC and vanity sink.

OUTSIDE

The property enjoys an east facing rear garden and parking enclosed by a brick wall, this outside space overlooks a magnificent copper beech tree with space for alfresco dinning and could be landscaped further. there is ample off-street parking, accessed through a five-bar gate. There is a rear fire escape and the upstairs rooms have wonderful views across the roof tops of the town.

GENERAL INFORMATION

- Mains water, electricity and drainage. Electric night storage heating and Jotul wood-burner in sitting room
- Council Tax: East Suffolk – Band B - £1,647 pa
- EPC: E rating
- Broadband: Ofcom suggest Ultrafast 1000Mb available
- Mobile: Ofcom suggest all providers likely
- What3words: talks.defectors.zinc

Viewing is strictly by appointment: Tel: (01728) 454505.
www.bedfords.co.uk 145 High Street, Aldeburgh, IP15 5AN

FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.

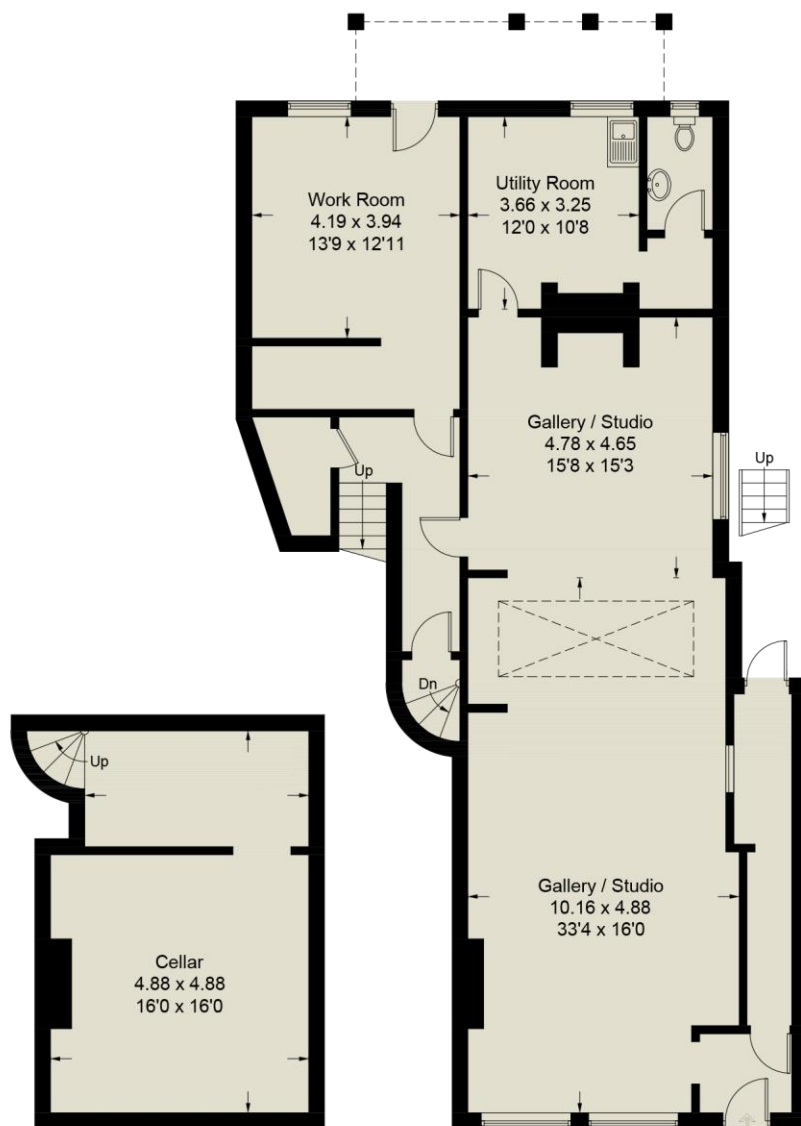


22 High Street, Saxmundham

Approximate Gross Internal Area = 308.2 sq m / 3317 sq ft

Cellar = 34.9 sq m / 376 sq ft

Total = 343.1 sq m / 3693 sq ft



Cellar

Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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