



91 LONDON ROAD,
HALESWORTH, SUFFOLK IP19 8LS



Built in 1790 as a Dissenters Chapel, this semi-detached, Grade II Listed cottage was converted to two in the mid 1800's. This property offers off road parking, generous size reception rooms, two/three bedrooms and an easy to maintain garden!

Upon stepping through the front door you are immediately welcomed into a warm and inviting sitting room. This is a generous size reception room with a fireplace as the main focal point adding to the room's character and charm. Continuing through the property you enter a well-proportioned dining room with a large understairs storage cupboard, perfect for keeping household essentials. In addition to this there is a second fireplace and glazed door at the rear leading directly onto the garden. The dining room flows naturally into the kitchen creating a sociable and functional space. The kitchen itself is filled with ample natural light and is equipped with a comprehensive range of wall and base units, built in oven and a gas hob and a door to the garden. Just off the kitchen is a versatile additional room that could be used a home office/third bedroom.

Upstairs, on the first floor, you'll find two bedrooms and a family bathroom. Bedroom one is a spacious double room that overlooks the front of the property. It features a built-in storage cupboard, plus a large airing cupboard with hot water tank. There is also plenty of space for additional furniture. Bedroom two is a small double room with a view of the rear garden and church clock tower. The bathroom is well-appointed with a bath and shower overhead, a wash basin, and a toilet and built in storage cupboards.

Externally, the front of the property at 91 London Road includes a right of access leading to a private gravel driveway, providing convenient off-road parking for one vehicle. To the rear, the property boasts a low-maintenance courtyard-style garden, complete with mature shrubs and trees. Additionally, there is a small outbuilding—ideal for use as a wood store or extra garden storage.

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators, the boiler was last serviced in May 2025. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band B

EPC – Exempt

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

TENURE - Freehold



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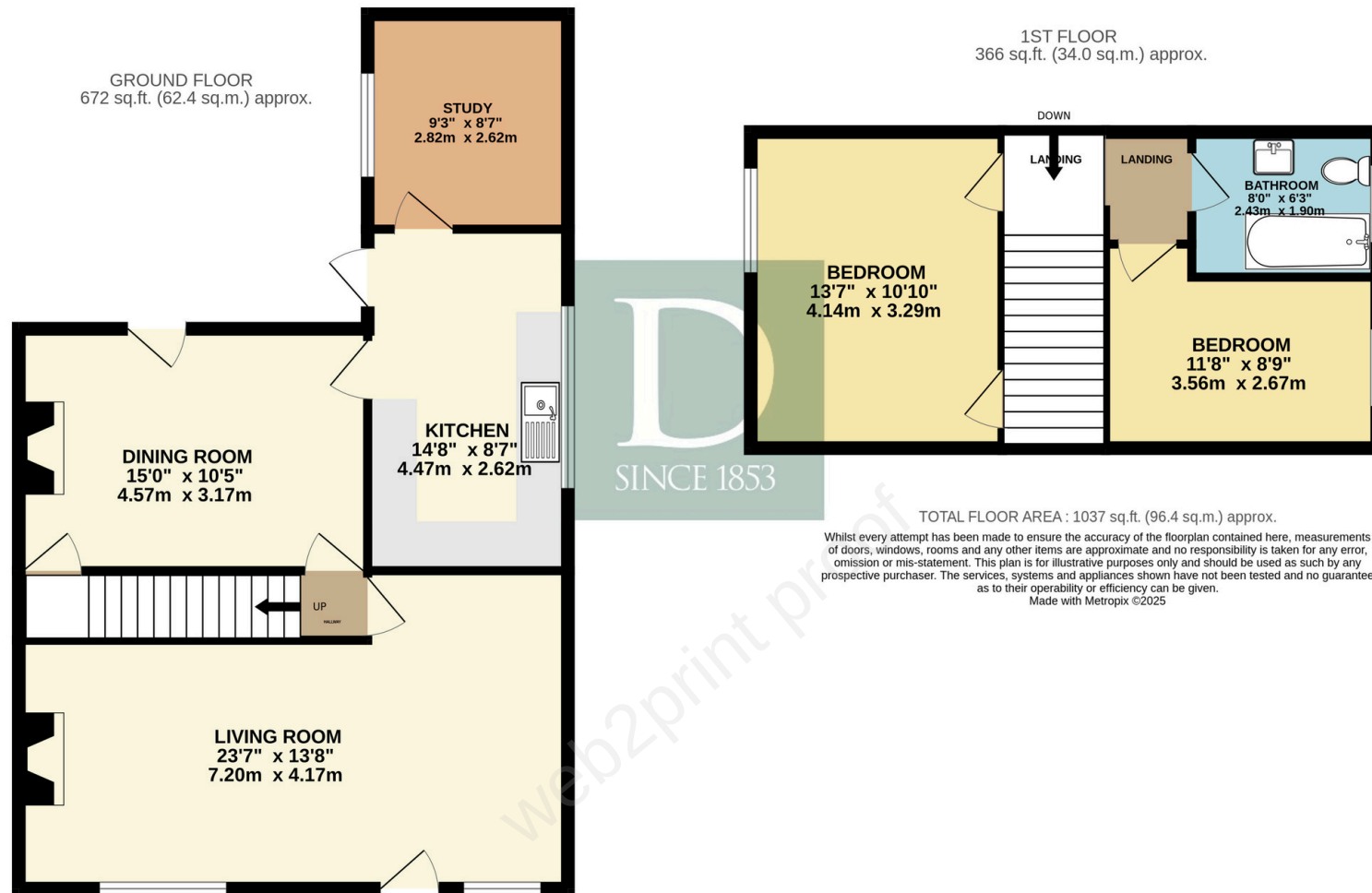


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FLOOR PLAN



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