



53 Thoroughfare, Woodbridge, Suffolk

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BNP PARIBAS GROUP 

53 Thoroughfare, Woodbridge, Suffolk, IP12 1AH

A charming Grade II Listed property, with stunning walled garden, shop, useful outbuilding and generous parking in the heart of Woodbridge.

Woodbridge railway station 0.6 miles, Ipswich 9.2 miles, Ipswich railway station (London Liverpool Street from 65 minutes), 10.5 miles, Aldeburgh 15.7 miles, Southwold 27 miles

Hallway | Sitting room | Kitchen | Principal bedroom with en suite shower | 3 Further bedrooms | Family bathroom | Shop with cellar below | Outbuilding with garage parking, office/studio above and cloakroom | Parking for a number of cars | Beautiful walled garden Side alley | EPC Rating D

The property

Believed to date to the late 18th century, and once home to Stephensons the printers and stationers, 53 Thoroughfare is an historic, terraced property found in the heart of the popular riverside town of Woodbridge. With a wood-framed shop frontage, first floor sash windows above and a segmental arched side passage to the front, and rear elevations of red-brick and render, the property offers spacious accommodation arranged over three floors with a stunning walled garden leading away from the house.

Entering from The Thoroughfare, the hall leads through to the sitting room with terracotta tiled floor, feature fireplace and French doors opening to the rear terrace. Adjoining this through a linking archway is the kitchen; with built-in cabinetry, tiled work surfaces and some integrated appliances, as well as a glazed door also opening to the garden.

On the first floor, there is a spacious landing which gives access to two bedrooms, the principal having access to an en suite shower room, and a family bathroom. An upstairs sitting room with decorative fireplace could also be utilised as a further bedroom. To the second floor is a further double bedroom with impressive views over rooftops towards St John's Church.

Outside

The rear garden is a hidden gem; beautifully designed and well-maintained with a gravelled terrace to the rear of the property bordered by a low-brick wall and a raised bed edged with manicured evergreen bushes to one side, and a decorative wall structure with slate roof featuring three inset areas for seating to the other. Steps lead up to an area of lawn with beautifully pleached Magnolia trees to one wall. A path leads to a door with a secure gravelled area beyond, offering a generous space for parking and access to the outbuilding.

Approached via Little St John Street, to the rear is an attractive, part-weather boarded detached outbuilding. With electric garage door to the road side, the ground floor offers a covered parking area with useful cloakroom. A stairway leads up to a versatile office/studio space, featuring a timber-clad ceiling with exposed beams and skylight windows. Subject to the necessary consents, this space could be converted to ancillary accommodation or holiday let.

Found in a prominent position along The Thoroughfare, the front of the property also comprises a self-contained shop with cellar beneath providing storage and a cloakroom; the whole space offering a purchaser an ideal income stream. Currently governed by a periodic tenancy which has the protection of the Landlord & Tenant Act 1954. The premises are occupied by Silver Sun Jewellery who have been in situ since 1st August 2018 and whose lease currently runs until 31st July 2023. The tenants currently pay £7,992 per annum, paid quarterly.



Location

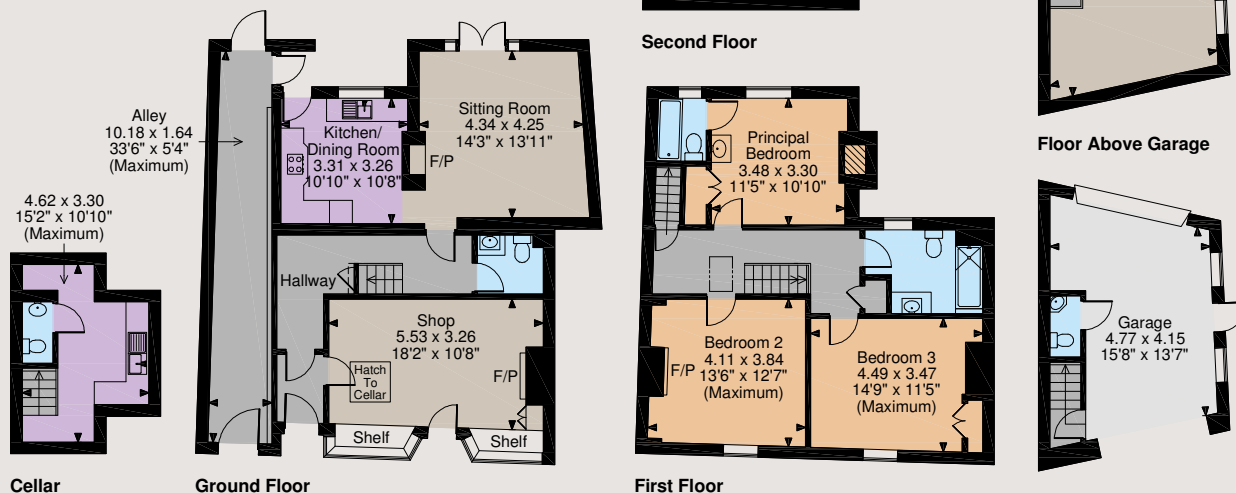
Located on the fringes of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, the vibrant market town of Woodbridge offers an excellent array of day-to-day amenities including a wide range of independent and High Street shops, boutiques, galleries, banks, library, restaurants, hotels, public houses and GP surgeries together with leisure facilities including a museum, cinema and theatre, skate park, sports centre, swimming pool, golf course and marina. Both Elmhurst Park and the River Deben are close by, both of which offer ideal space for walking and relaxing.

The surrounding Deben Valley provides further recreational facilities; countless walks, forest trails, bridleways, sailing and river rowing, and excellent golf courses at Ufford, Aldeburgh and Thorpeness. There are a number of excellent local schools in both the state and independent sectors. Communications links are excellent: the nearby A12 offers easy access to the A14 and national motorway network as well as to Ipswich and the Suffolk Heritage Coast, including the seaside towns of Aldeburgh, Southwold and Thorpeness. A regular train service runs from the town's station to Ipswich, with onward connections to London Liverpool Street.



Floorplans

Main House internal area 1,724 sq ft (160 sq m)
Garage Building internal area 532 sq ft (49 sq m)
Alley internal area 165 sq ft (15 sq m)
For identification purposes only.



Directions

From the A12, exit at the roundabout to join the B1438 sign-posted to Woodbridge, following the road to join Ipswich Road, Cumberland Street and then onto Station Road. Remain on the B1438, joining Quayside and then bear left onto Lime Kiln Quay Road. Turn left at the first traffic light and then left again at the second traffic light to join Thoroughfare where the property will be found on the right-hand side.

General

Local Authority: East Suffolk District Council.

Services: All mains services are connected.

Council Tax: Band D

Tenure: Freehold

Guide Price: £1,250,000

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Suffolk

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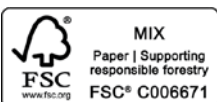
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