

Chapel Road, Mendlesham, Stowmarket



- MIXED USE FOR BUSINESS AND RESIDENTIAL
- DESIGNED AND UPDATED BY AN ESTABLISHED ARTIST
- DESIRABLE LOCATION
- SASH WINDOWS
- RADIATORS REPLACED
- NEW ELECTRICS
- CHARACTER FEATURES
- NO BUSINESS RATE (STA)
- INVESTMENT OPPORTUNITY
- NEW LIGHTING AND FLOORING TO THE GROUND FLOOR
- NEW PLUMBING
- ENTIRE BUILDING COULD BE USED RESIDENTIALLY (STP)

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Chapel Road is a unique and creative living and workspace lovingly crafted by an established artist that is full of original details. The property will be of particular interest to creative businesses like graphic designers, silversmiths and original craft makers etc OR a local deli, café or eatery. The property sits in a prime location with plenty of communal parking to the front. Downstairs, the owner has created a beautiful gallery space full of natural light with clean lines complete with French oak flooring and wonderful period open fireplaces believed to be dated back to the 1600s.

Upstairs he has created a striking open plan living area which retains and utilises the exposed beams and brickwork together with restored original wooden floors. Whilst the high ceilings afford the property a wonderful sense of openness and space. The owner has fashioned a warm and inviting contemporary living room together with a modern kitchen which benefits from Siemens integrated units including an induction hob, oven, fridge, dishwasher and wine cooler, complete with solid oak worktops. The cosy bedroom features period exposed oak beams, more visible brickwork and the same original wooden flooring.

Currently arranged as a one bedroom, this RARE opportunity offers the potential to be converted into a BESPOKE THREE bedroom family home with a spacious reception, study, bathroom, en-suite, kitchen, utility and much more nestled in the heart of Mendlesham.

£295,000 Offers in Excess of

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Entrance

A good size entrance with NEW front door and NEW double doors leading into the large open plan entrance. Handcrafted oak door handles throughout.

Entrance Hall

Large open plan space completely renovated with French oak wood flooring and NEW lights throughout. Two large double glazed windows and a sash window to front with plenty of natural light flowing through. Featured Inglenook fireplace with Bressummer beam. Built in understairs storage cupboard. Haverland programmable electric radiators.

Study

Very well presented contemporary study which offers multi-use depending on the needs of the purchaser. French oak wood flooring, original oak beam, handcrafted light fittings on the walls and new light fittings to the ceiling. Walkway leading back into the entrance hall. Sash window to the front aspect and glazed window looking into the kitchen area. Haverland programmable electric radiator.

WC

Spacious downstairs cloakroom with wash basin and WC. This space could have a shower added back in with plumbing already available, the room could be great as a staff/customer toilet or converted to a downstairs shower room should the whole property be used for residential purposes. French oak flooring. Haverland programmable electric radiator. Built in cupboards.

Utility

NEW utility area with Granite worktop, stainless steel sink, plumbed Siemens washing machine and large built in cupboard. French oak flooring. Haverland programmable electric radiator. Window to the front aspect. Fire exit door.

First Floor

Kitchen/Living Room

Large open plan living space with original restored wooden flooring, vaulted ceiling and original beams throughout. The kitchen area has a beautiful open brick/original beam feature wall, breakfast island and fitted floor units with oak worktops. Siemens fully integrated appliances including; Siemens induction hob, oven, fridge, washing machine, wine cooler and single bowl sink with mixer tap. Standard freezer. Haverland programmable Radiators. Handcrafted wall lighting and updated hanging light fixtures.

Bedroom / En-Suite

Double bedroom with en-suite to include walk-in shower, WC and wash basin. The en-suite features spotlights, part wood panelled walls and French oak wood flooring. The Bedroom has a double glazed window the the front aspect, access to loft, Haverland

programmable electric radiator and original wood flooring. The bedroom features an open brick and beam wall. Space for shelving and storage.

Important Information

Tenure – Freehold.
Services – We understand that electricity, water and drainage are connected to the property.
Council tax band - A
EPC rating - E

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties’ personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

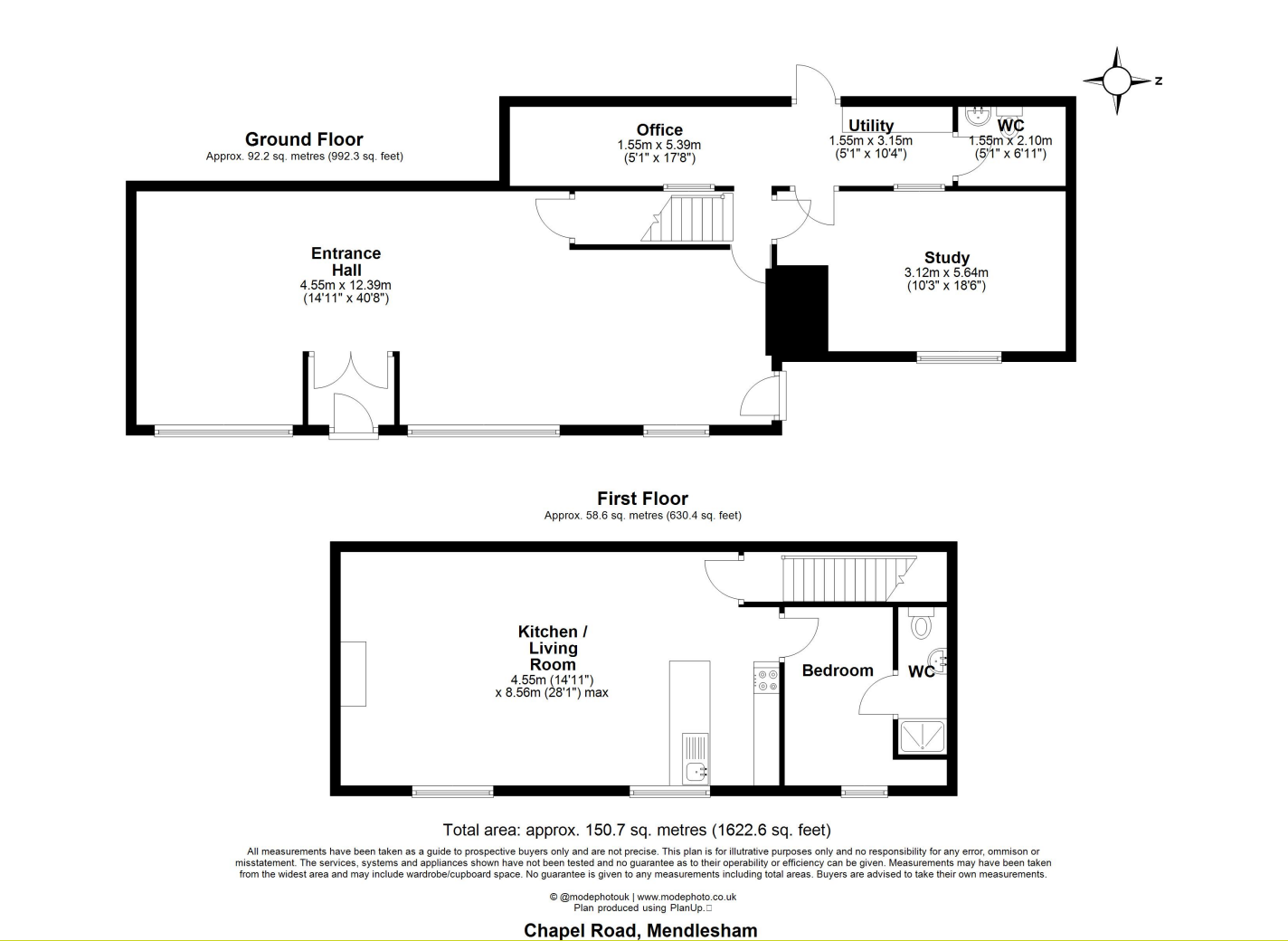
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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The above floor plans are not to scale and are shown for indication purposes only.

