



The Mission Hall, Pettaugh, Suffolk

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THE
MISSION
HALL

Bedfords

ESTABLISHED 1966

**The Mission Hall
The Green
Pettaugh
Stowmarket
Suffolk IP14 6DH**

- *Debenham 3 miles*
- *Stowmarket Station 8.5 miles*
- *Framlingham 8.5 miles*

ENTRANCE HALL | LIVING ROOM | KITCHEN/BREAKFAST ROOM | 3 BEDROOMS | BATHROOM | GARAGE WITH STORE | GATED DRIVEWAY | ENCLOSED REAR GARDEN

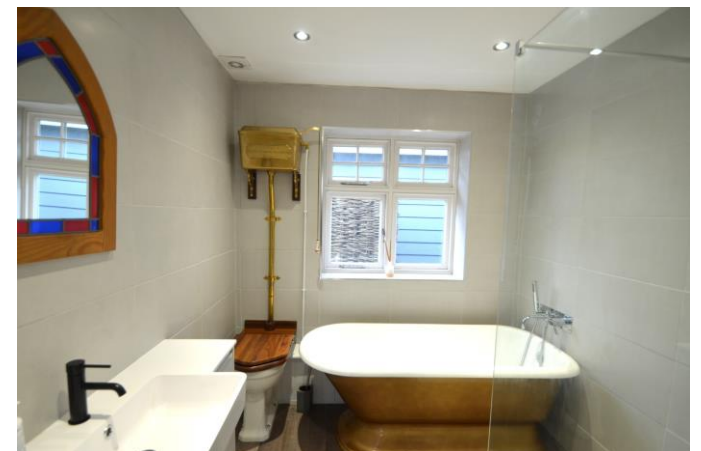
The Mission Hall is an excellent conversion of a Victorian meeting hall which was constructed in 1888 and renovated in 2013. The superb vaulted meeting room remains, and has been extended with an impressive glazed hallway link and bedroom wing. The new wing is built of cement weatherboard clad elevations under a slate roof and the original hall has a 'tin tabernacle' design under a corrugated tin roof. The Gothic style windows are double glazed.

The front door opens to the entrance hall which leads through to the impressive living room, both with oak flooring. This opens to the kitchen/breakfast room which has a range of base mounted units with integrated appliances, red granite composite worktop, and an electric AGA. A door opens to the utility room.

At the other end of the hall are two bedrooms both with vaulted ceilings, the master bedroom has a bank of built-in cupboards. The bathroom is fitted with a roll top bath, high-level WC, walk-in shower and hand basin. A staircase rises from the hall to the third bedroom which has partially restricted head height.

An outstanding conversion of a former Victorian meeting hall conveniently situated close to Debenham.

Guide: £450,000 FREEHOLD



Outside

The property has a gravel driveway with ample parking and turning space, accessed via a five-bar gate and pedestrian gate. There is a substantial detached garage with electric roller door, with a separate store room to the rear.

The garden is to the rear and has an enclosed paved area for outdoor dining, with an adjacent hot tub. The garden is down to lawn with raised beds stocked with palms. There is also a timber summerhouse with useful storage space

Services

Mains water and electricity are connected. Air source heat pump provides central heating, part underfloor and part to radiators. Drainage via private treatment plant.

Local Authority

East Suffolk – Council Tax Band D

Location

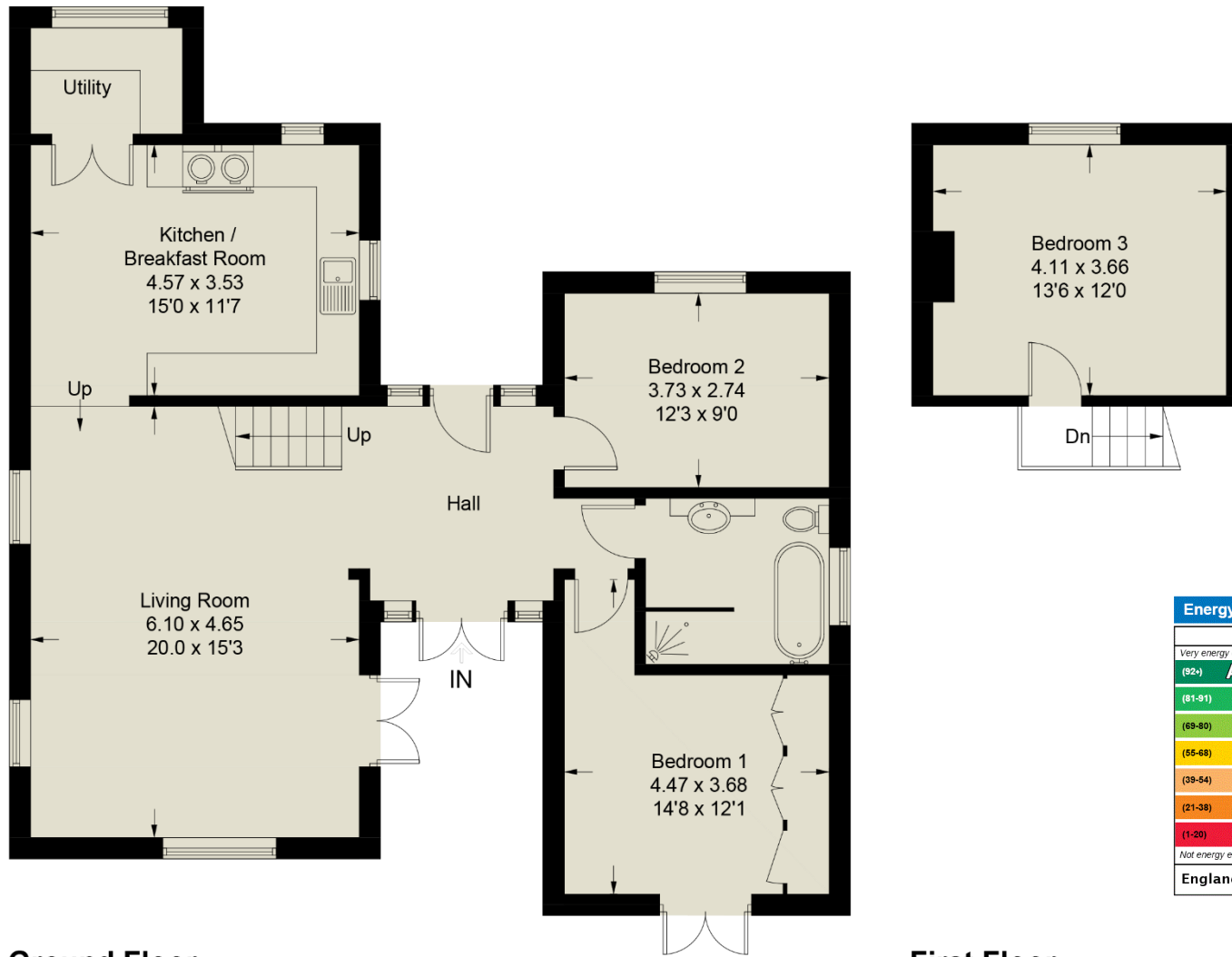
Pettaugh is located close to the popular village of Debenham, which has a beautiful high street lined with many historic timber framed properties. The village is well served by local amenities including a small supermarket/Post Office, a Butcher, newsagents and hardware store. There are also two public houses, a primary school and Debenham High School, which is currently the number one rated high school in the county based upon GCSE results. Saxmundham has more extensive amenities including supermarkets and the railway station provides mainline service to London Liverpool Street. The highly popular towns of Framlingham and Woodbridge are also within easy reach.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



Mission Hall, Pettaugh

Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

First Floor

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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