



53b London Road, Halesworth

Suffolk



Fixed Price £120,000  
Minors & Brady

# 53b London Road

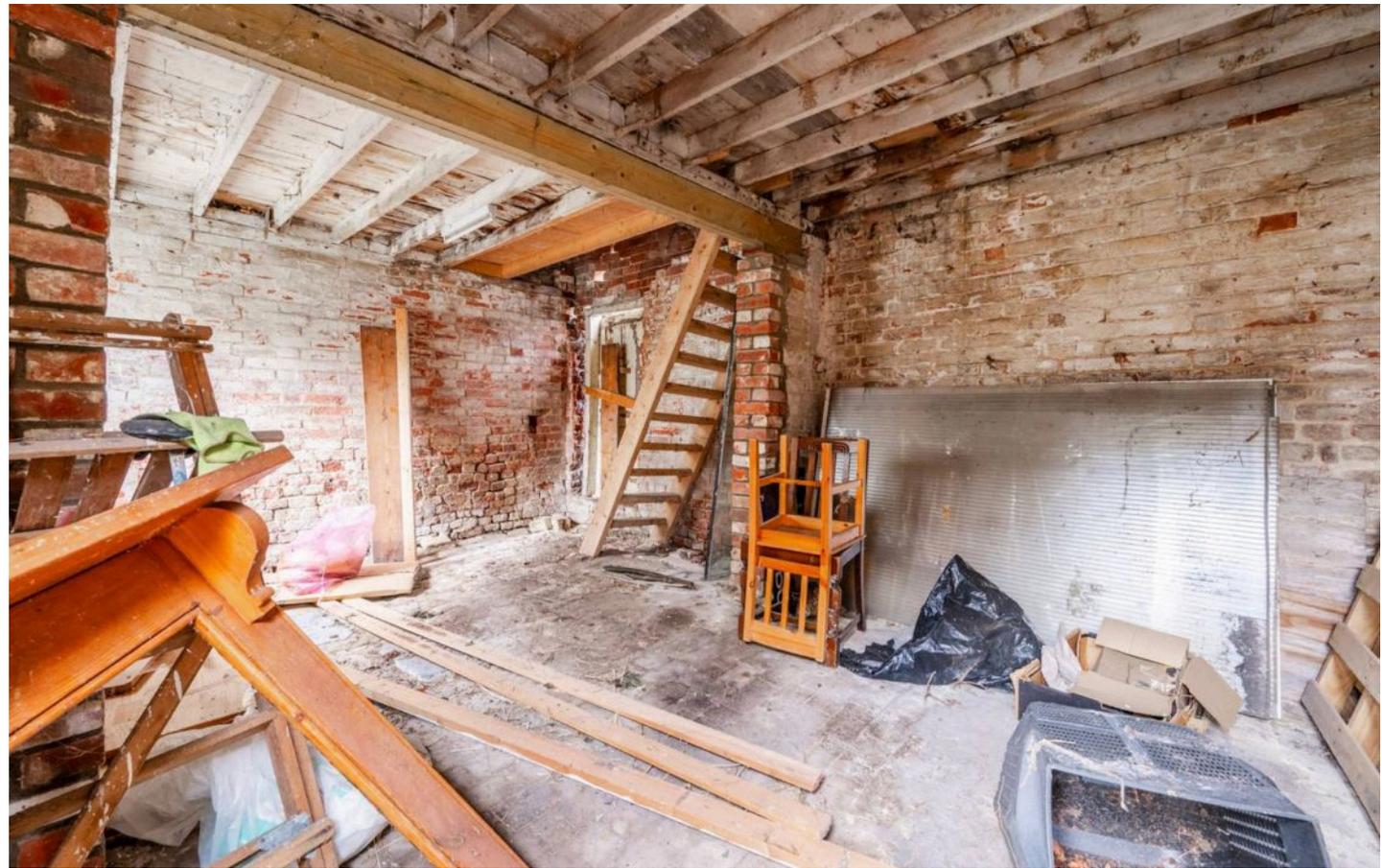
## The Location

London Road is situated within the market town of Halesworth in north Suffolk, an area recognised for its blend of small-town character and everyday amenities. Halesworth town centre is a short walk or drive away and offers a selection of local shops, including a grocery store, bakery, pharmacy, cafés, and independent retailers, as well as a regular weekly market selling fresh local produce. A number of pubs and informal eateries can also be found nearby.

For families, Edgar Sewter Community Primary School serves the local area and is easily accessible, while secondary schooling is typically available in neighbouring towns. Healthcare provision in Halesworth includes a GP surgery and dental practices within a short drive, along with minor outpatient and clinic services in the town. More comprehensive hospital care is available in larger towns within reasonable driving distance.

Despite its relatively small size, Halesworth benefits from good transport links. The town's railway station is within walking or cycling distance from London Road and provides services along the East Suffolk line, connecting to larger towns and cities. Local bus routes serve surrounding villages and towns, while nearby main roads offer convenient access towards Ipswich, Norwich, and the Suffolk coast.

Living on London Road provides a balance between residential living and accessibility. The area offers proximity to local amenities, schools, healthcare, and transport links, alongside access to surrounding countryside. Halesworth's strong community atmosphere and practical connections make it suitable for a range of residents, including families and commuters.





M&B

# 53b London Road

## London Road, Halesworth

A barn requiring complete refurbishment, offering an exciting redevelopment opportunity and currently in a non-habitable condition.

The structure comprises a ground floor space with an upper floor above, providing scope for a creative layout subject to the necessary consents.

To the side of the main building is an open garage-style area, more akin to a carport, which could lend itself to a variety of future uses depending on plans and approvals.

The overall form and character suggest strong potential for conversion.

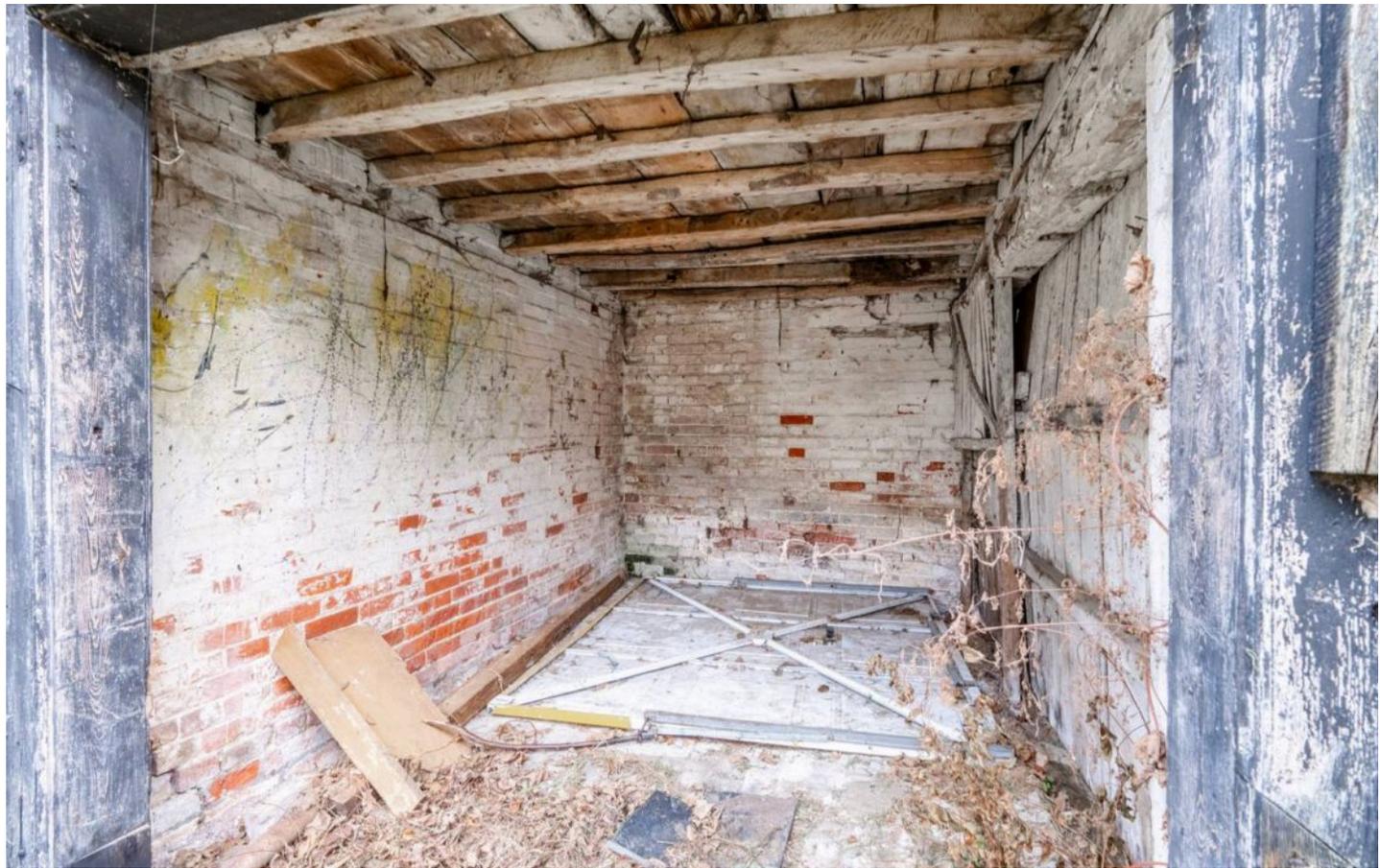
To the front of the barn there is open space which could theoretically accommodate parking, subject to design and permission.

The property is offered as seen, with buyers encouraged to make their own investigations as to condition, services, and development potential.

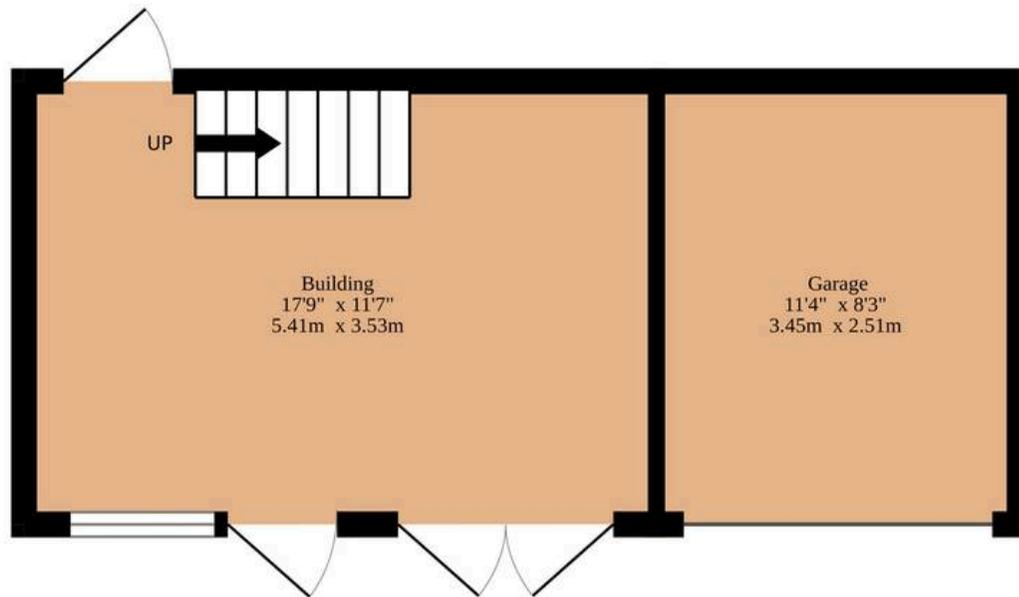
### Agents Note

Sold Freehold

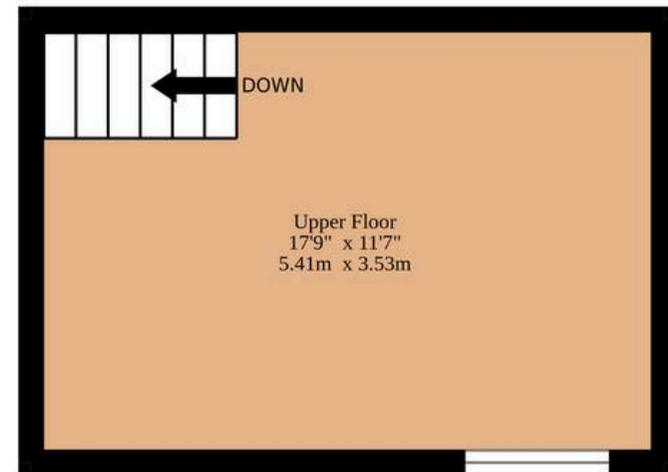
Mains Sewerage, the remaining connectes, ie water, etc need to be connected.



**Ground Floor**  
304 sq.ft. (28.2 sq.m.) approx.



**1st Floor**  
209 sq.ft. (19.4 sq.m.) approx.



**TOTAL FLOOR AREA : 513 sq.ft. (47.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 01502 447788

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