12 Market Place

Halesworth

IP19 8BA

ATTIK

CITY | COUNTRY | COAST

12 Market Place

Guide Price £500,000

The Walpoles...
Attik feel very privileged to be asked to market one of the oldest buildings in Suffolk, known as Blackdog Antiques in the heart of Halesworth. Occupying three floors, the building has a vast footprint of over 4500 square feet with showrooms, workshops and offices.

The building teems with history at every turn from its beams and cross-beams, wide floorboards and period leaded light windows. The building is predominantly Tudor, dating from 1570 and was originally one of four owned by the Walpoles. It was granted a wine licence in the 1600s and continued as licensed premises under the name of The Three Tuns until Adnams, the Southwold brewing company, bought it in 1927. Since then it's had various guises including a private member's club, until 2014, when the current owners bought it from Adnams forming Blackdog Antiques.

1570 was remarkable for two significant events - the Pope ex-communicated Queen Elizabeth I for her persecution of Catholics and Guy Fawkes was born. He, as we all know, concocted the Gunpowder Plot in 1605, when this building was just 35 years old!

The building itself is as impressive as its history too. Blackdog Antiques can be found in the Market Place, Halesworth, just 9 miles from Southwold and the wonderful Suffolk Heritage Coast. The town itself has a pedestrianised thoroughfare featuring lots of small independent businesses but head towards the church and you will come across the Medieval Market Place, Blackdog sits proudly at the top end. The beautiful Tudor building formerly a Merchant's house has undergone major restoration and is a treat to see as a lover of antiques or a home buyer.

The ground floor comprises four huge showroom areas, a WC, two inner lobbies, a cellar room and three store rooms. The first floor is similarly impressive with a landing, four separate rooms used as offices, workshops, and for storage. The second floor has two huge rooms measuring over 55 feet in length in total, boasting panoramic views from its windows, under a fantastic trussed roof.

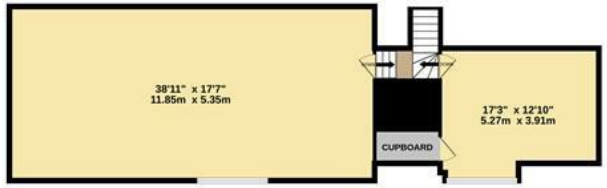
It's not often that a property of this calibre comes on the market, with a prestigious history and huge potential for the future, the possiblities are endless.

Agents notes...
A pre-recorded walkaround tour is available for this property. Current rateable value is £14,500.

The building has a significant and potentially adaptable floor area. Current permission allows for a mix of commercial and residential use, although not suitable for residential use as it stands, the building could move to wholly residential use subject to a formal planning application. Any application could include the removal of later rear ground floor additions and informal roofing to create an attractive rear courtyard amenity space. Internally, the generous overall floor area and large individual floors could deliver a spectacular and distinctive dwelling.
As the building is listed Grade II* by English Heritage no works, internally or externally, should be undertaken without prior consent.

Historic England Listing...
The listing in Historic England is for the 'Social Club' – List entry no. 1223564. Formerly The Three Tuns. C16 2-storey and attic with 2 original 7-light mullion transom casements with carved lintels; gabled with bargeboards and 4-centred arches. Timber framed overhanging 1st floor, all now plastered over. Brick plinth, plain tiles. 6 windows, 5 sash with glazing bars and flush frames, and 1 mullion transom casement with glazing bars, All now have Tudor style drip moulds of mid C19 period 5-Panel door in modern reproduction Tudor porch. Internally there are several good moulded beamed and joisted ceilings, particularly on the 1st floor. The Inn was a centre for the wool merchants of the district.

2ND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
1566 sq.ft. (145.5 sq.m.) approx.

GROUND FLOOR
2005 sq.ft. (186.2 sq.m.) approx.

TOTAL FLOOR AREA : 4524 sq.ft. (420.3 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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Local Authority

East Suffolk Council

Council Tax Band

Directions

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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