

ALDE COTTAGE, BRUISYARD, SUFFOLK



**Alde Cottage is a characterful FOUR BEDROOM detached property with the benefit of a ONE BEDROOM ANNEXE (holiday use only) ** STUNNING FIELD VIEWS **
LOVELY GARDEN** OFF ROAD PARKING****

LOCATION Bruisyard is a small, quiet rural village set in beautiful and tranquil countryside by the River Alde in East Suffolk. The village is noted for the beautiful Grade 1 listed church of St Peter's which has a round tower that is believed to date from Saxon times. There is Village Hall which is well used by the local community. There are also wonderful walks around locally. The market town of Framlingham, just under 5 miles away, is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Saxmundham is just under 6 miles away and has a train service, changing at Ipswich, to London Liverpool Street and the heritage coast at Aldeburgh is approximately 14 miles.



GUIDE PRICE: £650,000

- * Entrance Hall**
- * Sitting Room**
- * Dining Room**
- * Kitchen and Breakfast Room/Snug**
- * Utility Room and Cloakroom**
- * Master Bedroom with En Suite Bathroom**
- * Three further double Bedrooms**
- * Family Bathroom**
- * Stunning Gardens**
- * Annexe with its own private patio**

ALDE COTTAGE - INTERIOR Alde Cottage, which has its origins in the 17th Century with later additions. Through the part glazed door to the Entrance Hall with pamment flooring which continues through to the Kitchen which has cream, bespoke, wall and base units with solid wood worktops over with the addition of a built in larder cupboard, plenty of open shelving. There is an electric oven with extractor above, stainless steel double sink and drainer with stainless steel mixer taps, space for dishwasher. An opening leads through to a Breakfast Room/Snug, with further pamment flooring stud work to one wall and there are double doors opening to the side garden. Beyond the Breakfast Room/Snug is a Utility Room which has space for a stacking washing machine and tumble dryer, space for a further appliance, water softener, boiler and plenty of shelving. A part glazed leads to the side garden and a further door leads to cloakroom which has a wc and a small sink. Back from the Entrance Hall to the right up a small step is a Dining Room on the left which is beamed and has lovely stud work. There is a brick fireplace and hearth which could be opened up as a working fire and to the left of the fireplace are double, built in cupboards and a window overlooking open countryside. The Sitting Room, to the right, again has a brick fireplace with a brick hearth upon which sits a very pretty wood burner, to the right of the fireplace are two deep cupboards and the room is beamed with lovely stud work. This is a light and airy room being dual aspect with windows overlooking open countryside to the front and to the rear the side garden with glimpses of the stunning garden beyond.

Upstairs the landing has an arched window flooding it with light. The Master Bedroom has a window to the side, a full range of floor to ceiling bespoke wardrobes with cupboards above. A door leads through to a bright En Suite Bathroom which has a bath with mixer tap over, separate shower cubicle with electric shower over, wash hand basin and wc. There are three shelved storage cupboards built in and two velux windows. There are three further double bedrooms, one of which is used as a therapy room and one as a study. The Family Bathroom is approached through pretty arched double doors down a little corridor and comprises bath with electric shower over and screen to side, wash hand basin and wc. This completes this lovely property which would suit a variety of purchasers.

ALDE COTTAGE - EXTERIOR Alde Cottage has a five bar gate and personal gate leading to a gravelled parking area. To the front is an immaculate lawn, flower beds overflowing with shrubs and perennials. Through a gate down a path leading to the front door. To the left is a small side sun trap where there is plenty of room for seating and then though a pergola opening out into a stunning large rear garden. Again immaculate with a plethora of trees, shrubs and perennials. There is a stunning Garden Room which is part brick built and is double glazed on all sides with light and power, fly screens to door and some windows. At the rear of garden tucked away is a shed, greenhouse, and chicken run. There is also a vegetable plot.



ANNEXE - INTERIOR The Annex is run as a very successful business and has achieved approximately £14,000 a year income to the current vendor. It would, however, be perfect for dual family living. A part Glazed front opens into the Kitchen/Dining/Sitting Room. The Kitchen area has a range of cream "shaker" style units with wood effect worktops over, stainless steel sink and mixer taps, space for a dishwasher, oven and fridge. Vinyl flooring runs throughout the annexe. The Sitting/Dining Area is light and airy having double doors out to the large secluded patio area. A door through to the Double Bedroom which, again, has double doors to the patio area. There is a double wardrobe cupboard and a further door leading to the En-Suite Bathroom which has a white suite comprising "p" shaped bath with electric shower over and shower screen to side, wc and wash hand basin and cleverly concealed behind doors is a space for a washing machine. Turnover is approx. £16,000 per annum



ANNEXE- EXTERIOR From two sets of double doors from the Annex there is a large secluded patio area which is maintenance free with shingle and a pretty circular area perfect for outside dining. Parking at the front of the property for several vehicles.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Suffolk Coastal District Council

Tax Band: E

EPC: F

Postcode IP17 2DT



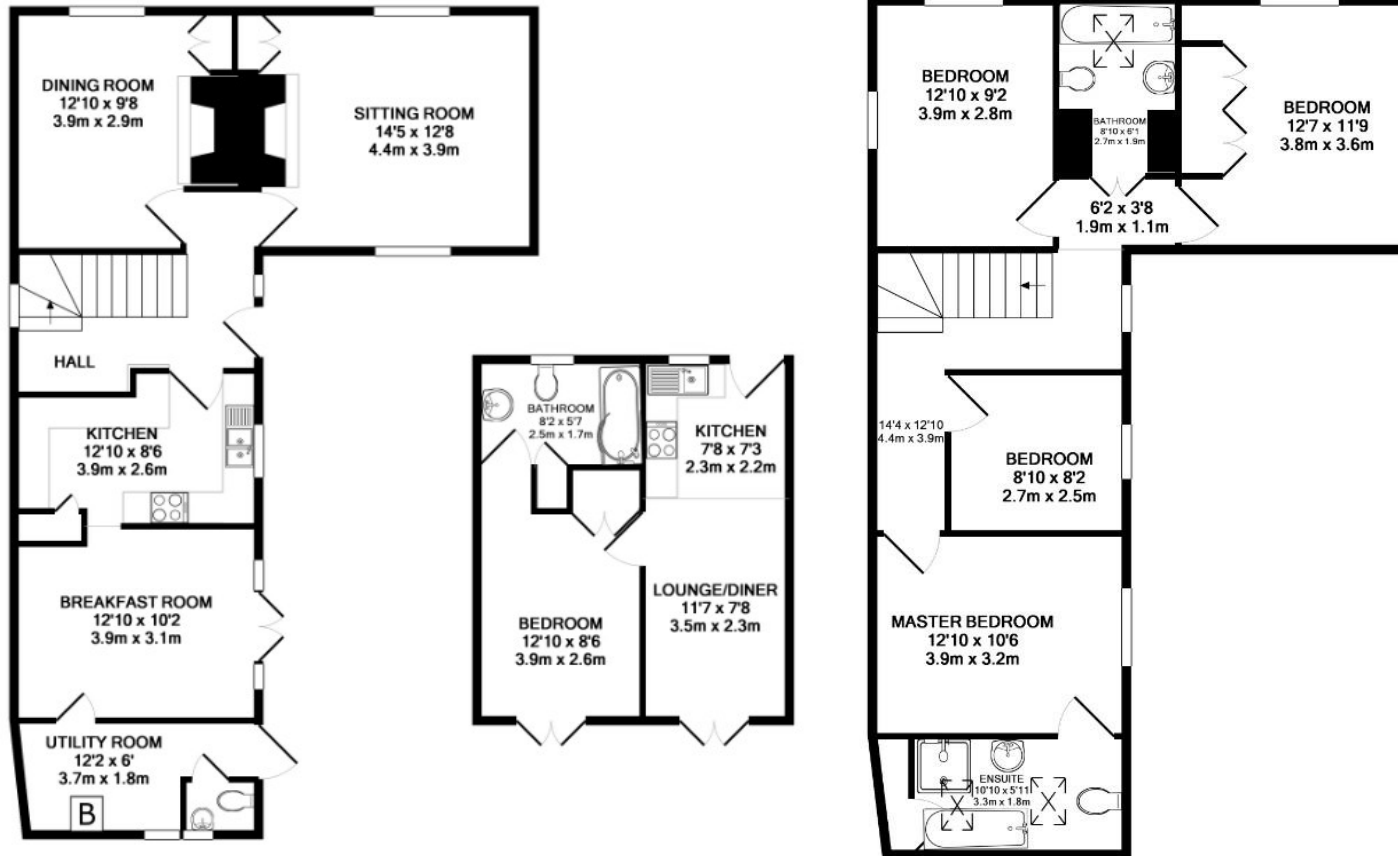
SERVICES Alde Cottage: Oil fired central heating, wood burner to Sitting Room, Septic tank, mains water and electricity. **Annexe:** Electric Heating

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note that you would have to get change of use for family use as this is a holiday let only.







Annexe and Annexe Bedroom

