



Gate Cottage
Thorpeness | Suffolk | IP16 4LX

A PEACEFUL RETREAT



Set in the peaceful outskirts of Thorpeness, one of Suffolk's most enchanting coastal villages, Gate Cottage presents a rare opportunity to own a home surrounded by generous, mature gardens. This detached cottage is just a short distance from the Meare, the beach, and the village's iconic House in the Clouds.



KEY FEATURES

- A Detached Period Cottage in Need of Modernisation, located on the outskirts of the Highly Desirable Coastal Village of Thorpeness
- A Rare Opportunity offering Superb Potential to Create a Beautiful Coastal Home, either by Extending or Building New (Subject to Planning)
- Spacious Double Bedroom with Fitted Wardrobes and Pleasant Garden Aspect
- Kitchen and Bathroom
- Sunroom/Conservatory enjoying a Garden Outlook
- Three Reception Rooms with Parquet Flooring, Arched Doorways and Feature Fireplaces
- Set within 0.8 acres of Private Gardens featuring Mature Planting, Lawns and Open Countryside Views
- Detached Garage providing Useful Storage Space or Workshop Potential
- Set within An Area of Outstanding Natural Beauty close to the Meare, the Beach and neighbouring Town of Aldeburgh
- The Accommodation extends to 1,039sq.ft
- Energy Rating: D

If you dream of a tranquil retreat — a home with boundless opportunity and scope to make it your own — Gate Cottage invites you to reimagine tranquil. Here, the sound of birdsong replaces traffic, and mornings begin with a countryside walk or coffee on the sun-drenched terrace overlooking the garden.

A Cottage With Character

The accommodation includes three comfortable reception rooms, with parquet flooring, arched openings, and a feature fireplace. A bright sunroom provides the perfect space to enjoy the views across the garden, offering a peaceful corner for reading, relaxing, or entertaining.

The bedroom is generously proportioned, with built-in mirrored wardrobes and views across the grounds. A practical shower room completes the layout, while the property's traditional design offers ample potential for sympathetic improvement and modernisation — allowing the next owner to tailor the home to their own tastes.





KEY FEATURES

Gardens and Setting

Outside, the property is surrounded by beautifully established gardens, filled with mature trees, shrubs, and colourful planting that enhance its privacy and charm. There is a detached garage, ideal for storage, hobbies, or conversion (subject to consent). The setting feels wonderfully secluded yet remains just a short stroll from Thorpeness Meare and the beach.

Whether enjoyed as a full-time residence, a coastal escape, or a creative renovation project, Gate Cottage presents an exciting chance to live amid the natural beauty of the Suffolk Heritage Coast.

The Thorpeness Lifestyle

Thorpeness is a place like no other — a whimsical seaside village with a rich literary heritage and a timeless appeal. Designed in the early 20th century as a private holiday village, it remains one of Suffolk's most desirable coastal destinations. Spend your days rowing on the Meare, exploring the coastal paths, or dining in one of the charming local cafés and restaurants.

Just a few minutes away lies Aldeburgh, known for its boutiques, galleries, and celebrated cultural scene. From sailing and golf to beach walks and nature reserves, this stretch of coastline offers a lifestyle defined by leisure, creativity, and calm.





















INFORMATION



On The Doorstep

The village offers a wonderful blend of heritage and community, with a country-style pub, tearoom, and café by the Meare. The nearby coastal path leads south to Aldeburgh, a renowned cultural hotspot known for its independent shops, art galleries, and music heritage, while to the north lie the dunes and wild beauty of Dunwich Heath and RSPB Minsmere. Whether enjoying a morning row on the Meare, a stroll along the shingle beach, or an evening meal at The Dolphin Inn, Thorpeness captures the essence of Suffolk coastal life — relaxed, picturesque, and full of charm.

How Far Is It To?

Just a few minutes down the coast, Aldeburgh (around 2 miles) offers a wonderful mix of independent shops, cafés, and restaurants, along with its world-famous music and arts festival. Head inland to Leiston, less than 5 minutes away, where you'll find supermarkets, local schools, and everyday essentials. The market town of Saxmundham is about a 15-minute drive and provides a mainline rail connection to Ipswich and London Liverpool Street, making travel simple and convenient. Venture north and you'll reach Southwold in around half an hour — a classic seaside favourite with its colourful beach huts, boutique shops, and charming pier. For nature lovers, RSPB Minsmere is roughly 10 minutes away, offering one of the country's best spots for birdwatching and coastal walks. And for those needing wider connections, Ipswich lies about 25 miles to the southwest, offering a wealth of shopping, dining, and cultural attractions, plus fast trains to London in just over an hour.

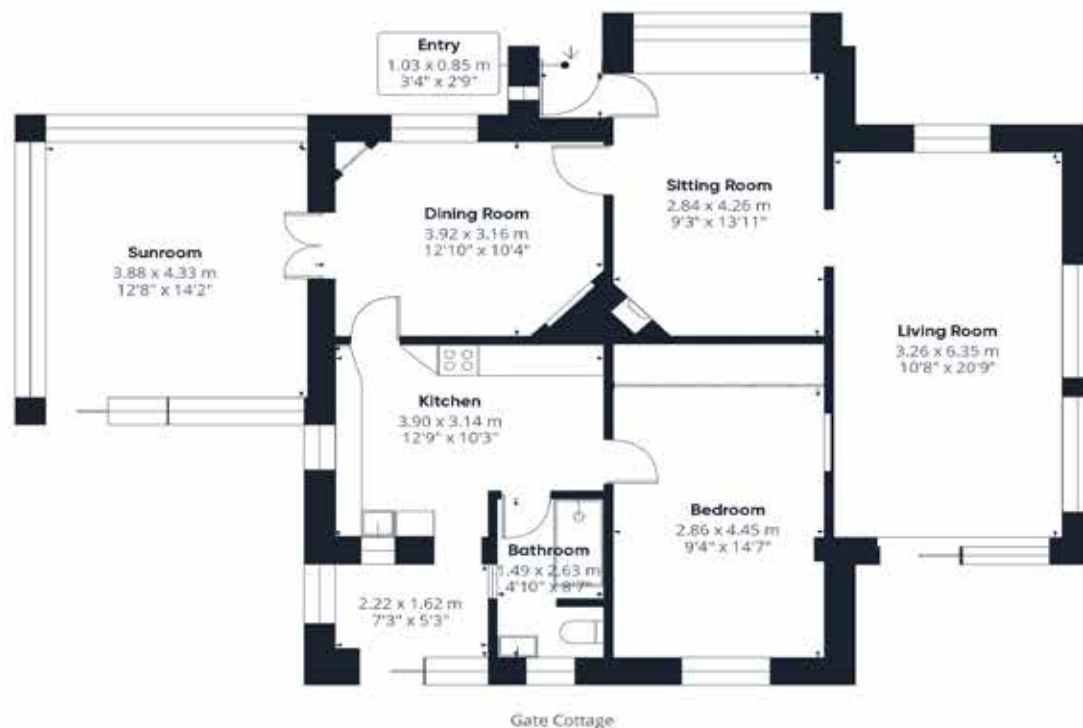
Directions - Please Scan QR Code Below

Travelling from the north or south on the A12 take the A1094 at Friday Street heading east signposted Snape and Aldeburgh. Turn left on the B1069 signposted Leiston and Knodishall. In the village of Knodishall turn right into Aldringham and at The Parrot & Punchbowl PH go straight over joining the B1353 towards Thorpeness. Follow the road for about one mile and you will see Gate Cottage on the left handside.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
FTTP Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council: Band D
Freehold



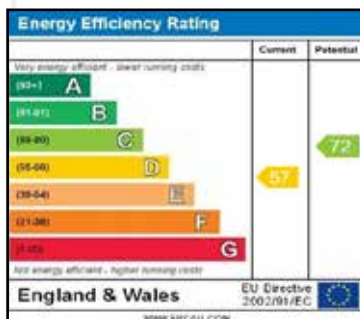


Approximate total area⁽¹⁾
119.1 m²
1282 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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