





Character & Charm...

Tucked away in a charming rural setting and area of outstanding natural beauty (AONB, this beautifully presented three-bedroom period cottage dates back to the 1600s and blends historical charm with modern living.

Constructed of traditional timber framing, the property has been thoughtfully extended to the rear and side in 2012, creating a spacious kitchen/dining room, a generous en-suite bathroom and an additional side extension. Internally, the home offers characterful yet practical accommodation. The welcoming sitting room features original brick flooring and a cosy working log burner, while the adjacent entrance hall includes built-in shelving and an open fireplace (currently unused). The heart of the home is the light-filled kitchen/dining room. A spacious social space providing ample space for appliances and with two double doors and Velux window, it is flooded with natural light. There is also a large walk in pantry.

The property offers flexibility with a ground floor third bedroom featuring a vaulted ceiling and a paddle staircase leading up to a mezzanine. With a ground floor shower room just next door- it's a perfect space for older children, guests, multi-generational living, or with the direct access onto the garden it could be a good Airbnb opportunity. Upstairs, both bedrooms have wonderful views over the surrounding farmland and over to Tunstall Forest and have retained their charming quirks such as low ceilings and period fireplaces. The principle bedroom has an en-suite bathroom, and the second bedroom has a useful en-suite cloakroom.

Practical features include oil-fired central heating throughout (via an external combi boiler). The property is in beautiful condition throughout, having been cherished and thoughtfully preserved by the same owner for more than three decades. It offers a unique opportunity to purchase a slice of history, perfectly blended with the comfort of modern conveniences.





"This beautifully restored 1600s timber-framed cottage effortlessly combines historic charm with timeless character..."

LOCATION

The property enjoys a charming, well-tended garden with far-reaching countryside views in every direction. The garden borders onto a bridleway which leads into Tunstall Forest. A paved patio area provides the perfect spot for outdoor dining or quiet relaxation, while mature planting adds colour and structure throughout the seasons, creating a peaceful and picturesque setting.

Nestled in the sought-after village of Sudbourne, this property offers an idyllic Suffolk lifestyle just moments from the stunning Heritage Coast. Sudbourne itself is a peaceful rural village, known for its attractive period homes and access to some of Suffolk's most celebrated landscapes. Nearby Orford, is just under a mile away, offers excellent local amenities including the renowned Pump Street Bakery, independent shops, and the historic Orford Castle. The village also benefits from being in close proximity to Orford Ness National Nature Reserve, perfect for walkers and nature enthusiasts.

The charming market town of Woodbridge lies approximately 20 minutes away, providing a wider range of shops, cafes, restaurants, and schooling options. For coastal days out, Aldeburgh and Snape Maltings are both within easy reach, offering culture, coastal walks, and excellent dining.

For those who commute or travel further afield, rail connections at Wickham Market link to London Liverpool Street via Ipswich, while the A12 provides easy road access to the wider region. Sudbourne itself remains delightfully unspoilt, a haven for those seeking countryside living, yet still within reach of Suffolk's well-loved coastal towns and villages.



KEY INFORMATION:

LOCAL SCHOOLS:

- Orford Church of England Primary School, 1.62 Miles, Rated Good
- Snape Community Primary School, 5.1 Miles, Rated Good
- Rendlesham Rprimary School, 7.4 Miles, Rated Good
- Farlingaye High School, 12 Miles, Rated Good
- Woodbridge School – Approx. 8.8 miles.Independent School

LOCAL AUTHORITY:

East Suffolk District Council
Council Tax Band C

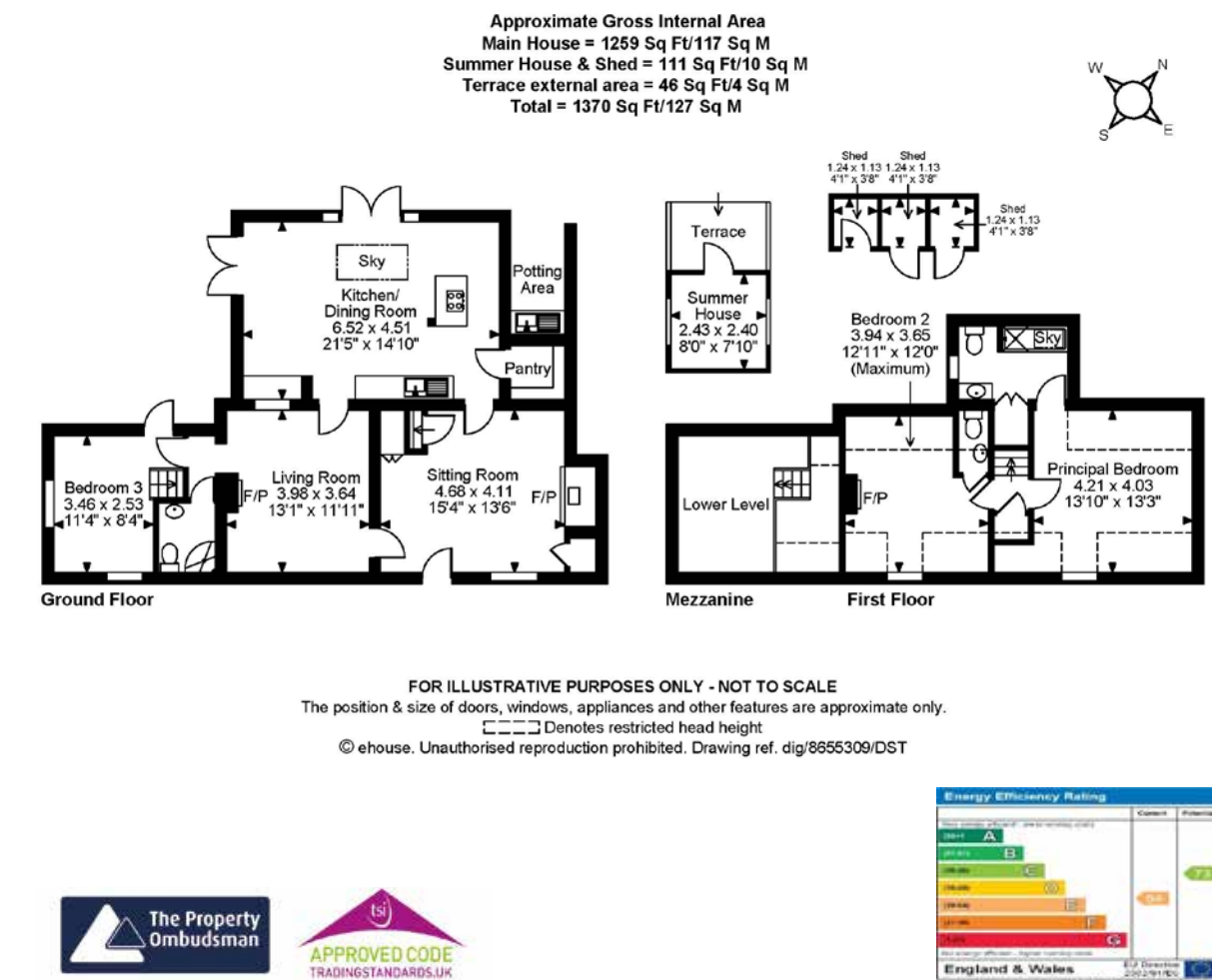
TENURE:

Freehold

SERVICES:

Heating Types	Oil
Electricity	Mains
Water	Mains
Sewerage	Cesspit
Internet Speed:	Ultrafast Predicted speeds of 1000Mbps (source Ofcom).

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No 16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.





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