



**Yew Tree Cottage, Friday Street, Farnham, IP17 1JX**



## welcome to

### **Yew Tree Cottage Friday Street, Farnham Saxmundham**

A substantial plot, well cared for by the current owners, that has a lot to offer a prospective purchaser with a detached cottage within the heart of the plot, and potential to build further or extend (STPP). Within a 5 minute drive of Snape Maltings, and only 10 minutes to the coast!

#### **Location**

Located on the outskirts of the attractive village of Snape, which lies at the head of the River Alde and close to Snape Maltings, home to the famous Aldeburgh Music Festival. Alongside the concert hall there are a variety of shops including Kitchen, home ware, delicatessen, clothing, antiques and furniture together with cafe's and public house. To the north east lies the coastal town of Aldeburgh, which is centrally positioned on the Suffolk Heritage Coastline and offers an excellent range of restaurants, pubs, shops and cinema. Sailors' Path is one of Suffolk's most delightful walks along the River Alde to Aldeburgh. 5 miles to the south east lies the sought after village of Orford, where there is sailing on the River Ore, together with good pubs, shops and coffee shops, and also a 12th Century castle. Approximately 12 miles to the south lies Woodbridge, a delightful river town with excellent facilities, including a range of independent retailers trading alongside the national names. There is a railway station in both Saxmundham and Woodbridge providing services to London's Liverpool Street station via Ipswich, Suffolk's County town.

#### **Accommodation**

##### **Entrance Porch**

9' 1" x 8' 3" ( 2.77m x 2.51m )

Double glazed windows to front and rear aspects. Tiled flooring. Space for washer, dryer and dishwasher.

##### **Kitchen, Diner**

19' 7" x 11' 11" ( 5.97m x 3.63m )

Base and eye level units with adjoining wooden worktop. Ceramic sink with mixer tap over. Space for fridge/freezer and rangemaster style oven. Tiled walls. Space for large dining table and chairs. Radiator. Double glazed windows to front, side and rear aspects.

##### **Living Room**

17' 8" x 12' 3" ( 5.38m x 3.73m )

Large brick fireplace with log burner. Radiator. Stairs to first floor. Double glazed windows to front and side aspects.

##### **Study**

9' x 7' ( 2.74m x 2.13m )

Double glazed window to rear aspect.

##### **Bathroom**

Four piece suite comprising of freestanding bath, enclosed corner shower, low level WC and pedestal wash hand basin. Tiled flooring and walls. Radiator. Double glazed windows to side and rear aspects.

##### **Landing**

Carpeted flooring. Exposed beams.

##### **Bedroom One**

12' 5" x 10' 9" ( 3.78m x 3.28m )

Fitted wardrobe. Eaves storage. Radiator. Loft hatch. Double glazed windows to side and rear aspects.

##### **Bedroom Two**

9' 11" x 7' 7" ( 3.02m x 2.31m )

Wooden flooring. Radiator. Storage cupboards. Exposed beams. Velux window to rear aspect.





### **Bedroom Three**

10' 8" x 7' 11" ( 3.25m x 2.41m )  
Carpeted flooring. Radiator. Storage cupboard.  
Exposed beams. Double glazed window to side aspect.

### **Outside**

#### **Wraparound Garden**

Gated entrance leading onto driveway to allow off road parking for multiple cars. The remainder of the garden is mostly laid to lawn, hedge and fence enclosed, with various mature trees and shrubs. Sheds to remain. Patio area. Field views surround the plot.

#### **Garage**

Large garage with power and light, and additional room above which can be utilised as a guest bedroom or hobby room.



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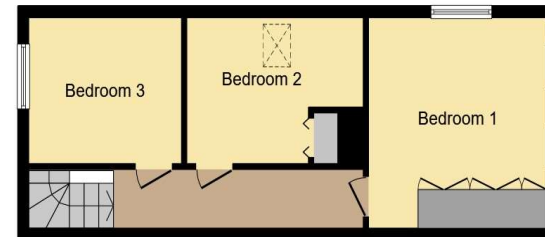
- Detached Period Cottage
- Three First Floor Bedrooms
- Detached Garage With Room Above
- Substantial Plot With Potential To Build Or Extend (STPP)
- Field Views Surround The Plot

Tenure: Freehold EPC Rating: E

# £450,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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