

A spacious period house standing in wonderful grounds of over six acres bordering the river Fromus.

Guide Price
£895,000 Freehold
Ref: P6650/C

The Wadd
Gromford Lane
Snape
Saxmundham
Suffolk IP17 1RD



Porch, front hallway, cloakroom, boot room, reception hall, drawing room, dining room, kitchen, pantry cupboards, utility room, storeroom and wetroom.

Four first floor bedrooms, dressing room and two bathrooms.

Ample off-road parking, formal gardens with walled vegetable and fruit garden, meadow and SSSI water meadow bordering the river Fromus.
In all 6.3 acres.

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Location

The property is located off Gromford Lane along a track and approximately ½ a mile from the centre of the village itself. Snape benefits from two inns, The Golden Key and The Crown. Within one mile is the world famous Snape Maltings Concert Hall, together with the acclaimed retail complex and Plough & Sail Inn. There are wonderful walks within the area, both along the river to Aldeburgh and Iken, and in the nearby forest. Sailing is to be found at Orford and Aldeburgh, and there are many golf courses in the area. Aldeburgh, which is less than five miles away, benefits from national and local shops, as well as a fantastic range of restaurants. There is a railway station in the market town of Saxmundham, which is approximately three miles away. Here there are also Waitrose and Tesco supermarkets.

Description

The Wadd is an attractive period two storey detached house of brick and timber construction under a pan tiled roof with impressive extensions that have been added in more recent decades. The house sits away from the lane along a private track which leads to ample parking. There is also secondary access to the grounds that not only include gardens with a walled vegetable and fruit area, but also a meadow with mature trees and a water meadow which is an SSSI and borders the river Fromus. Within the grounds is a double garage, workshop, garden sheds and studio. Internally, the house offers spacious, flexible living accommodation that includes a drawing room, dining room, conservatory, large kitchen with pantry cupboards, utility room, wetroom and also a store that some may choose to use as a study. On the first floor are four bedrooms along with a dressing room/ bedroom five and two bathrooms.

The Accommodation

A glazed front door leads to the

Porch

Wall to wall glazing overlooking part of the garden. Door to the hallway and further door to the

Kitchen 19'2 x 14' (5.84m x 4.27m)

Fitted with a range of high and low level wall units. Wood block work surface with a one and half bowl stainless steel sink with mixer tap and drinking water tap. Oil fired Aga serving part of the central heating system. Radiator. Window to the front and side of the property. Staircase to the first floor and an opening to the



Secondary Kitchen Area 10'9 x 6'6 (3.28m x 1.98m)

High and low level wall units. Free standing bottled gas double oven, dishwasher and fridge freezer. Cupboard housing the water softener. Radiator. Window to the front and side. A door leads to an

Rear Hall

Two shelved pantry cupboards, a radiator and stable style door to the exterior.

A further door from the kitchen leads to the

Dining Room 16'4 x 11' (4.98m x 3.35m)

Fireplace, wood burning stove flanked on one side by a built-in shelf cupboard. Radiator. Exposed floorboards. Double doors open to the



Conservatory 15' x 12' (4.57m x 3.66m)

Of timber construction on a brick and block plinth. Wall to wall windows overlooking the garden. Tiled flooring.



From the dining room a further door opens to the

Front Hallway

Radiator. Door to the reception hall, boot room, cloakroom and further door to the porch.

Boot Room

French doors flanked on both sides by windows. Windows to two sides. Fitted shelving.

Cloakroom

Comprising WC and hand wash basin. Window to the rear. Radiator.

Reception Hall 11'2 x 10'11 (3.4m x 3.33m)

Window to the front. Radiator. Exposed floorboards. Former fireplace. A door opens to an inner lobby and a large opening leads to the

Drawing Room 25' x 15'3 (7.62m x 4.65m)

A triple aspect room with windows to three sides and French doors opening to the garden. Fitted solid wood flooring. Wood burning stove on a tiled hearth. Radiators. Fitted shelving.



Inner Lobby

Secondary staircase leads to the first floor landing. Under stairs cupboard. Radiator. A door leads to the

Utility Room

High and low level wall units. Granite work surface with butler sink and mixer taps above. Space and plumbing for a washing machine. Oil fired boiler. Radiator. Window to the rear of the property and stable style door and window to the front. A door opens to the store and a further door opens to a

Wet Room

Comprising shower, WC and hand wash basin. Radiator.

Store/Study 10'10 x 8'6 (3.30m x 2.59m)

Window to the front and partially glazed stable style door to the side of the property. Radiator. Hatch to roof space.

The principal staircase from the ground floor kitchen leads up to the

First Floor

Landing

Window to the front of the property. Hatch to roof space. Radiator. Built-in airing cupboard with slatted shelving. Doors lead off to

Bedroom One 16' x 14'4 (4.88m x 4.37m)

Built-in wardrobes and hand wash basin. Radiator. Hatch to roof space. Cupboard housing hot water tank with immersion heater that is also served by the Aga.



Bedroom Two 12'7 x 12' (3.84m x 3.66m)

Windows to the rear of the property with views over the garden and land. Built-in wardrobe. Radiators. Hand wash basin.



Bedroom Three 11' x 9'11(3.35m x 3.02m)

A single bedroom with window to the rear of the property. Fitted wardrobe. Radiator.

Bathroom One

Comprising bath, WC and hand wash basin. Window to the rear.

A further door from the landing leads to the

Dressing Room 11'2 x 10'11 Approx (3.40m x 3.33m)

A walk through room which some may choose to use as a fifth bedroom. Window to the front of the property. Radiator. A door leads to the second landing and a further door opens to

Bedroom Four 25' x 15' (7.62m x 4.57m)

A principal bedroom which is currently being used as a study. Velux windows to both sides and further window to the rear of the property with views over the garden and meadows. Radiators. Door to



Landing Two

Secondary staircase down to the ground floor. Window to the front. Door to

Bathroom Two

Comprising bath, bidet, hand wash basin and WC. Radiator. Towel radiator. Windows to the front and rear of the property. Built-in airing cupboard with slatted shelving.

The Outside

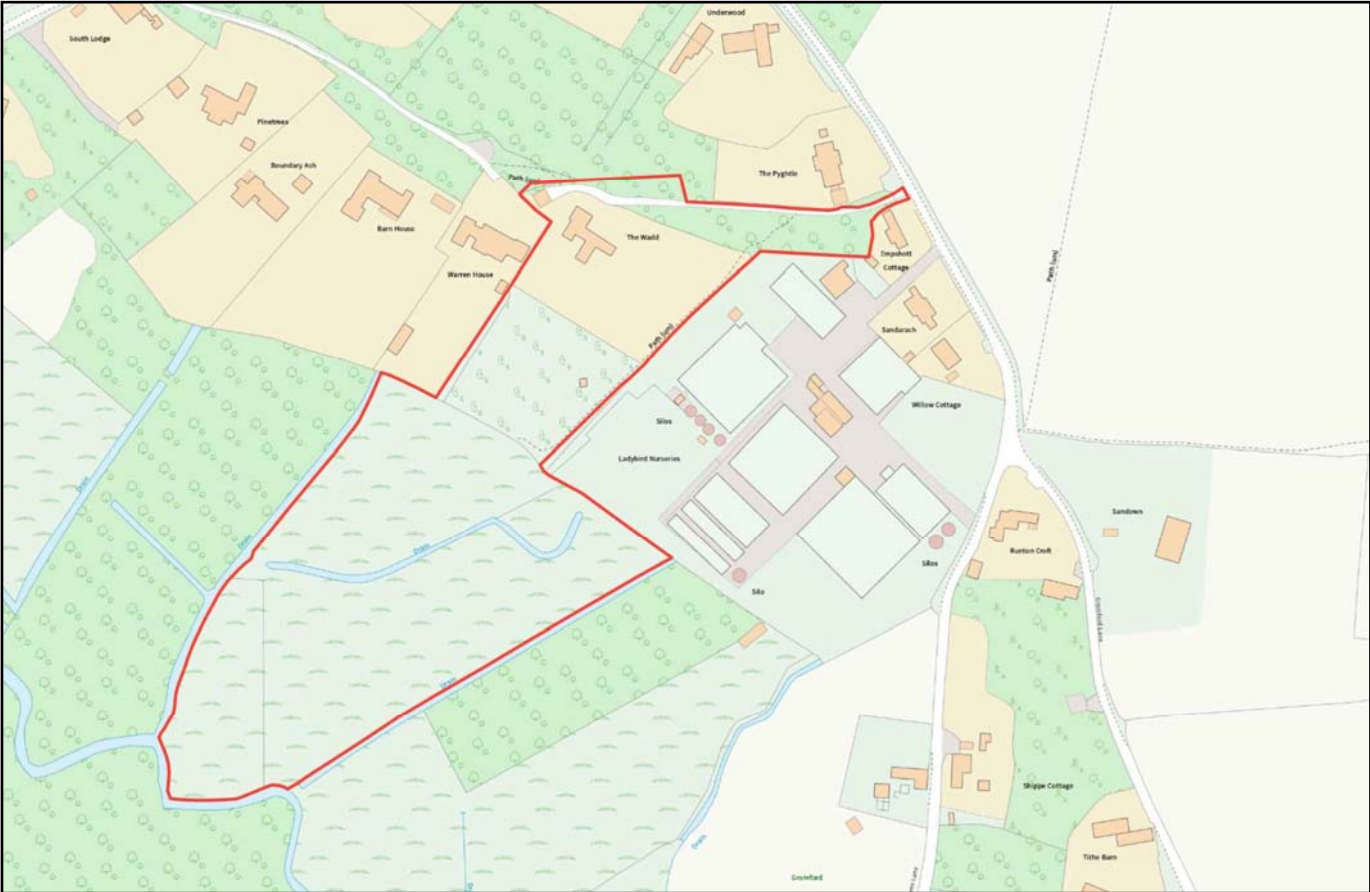
The property is approached from Gromford Lane via a pretty track upon which it is understood there is a public footpath. The track leads to parking for a number of vehicles and to the grounds themselves. The more formal gardens surround the house and whilst laid to lawn, there are beds and a feature pond as well as copses. Here there is also a walled fruit and vegetable garden. The gardens lead to a meadow which contain a summerhouse and field shelter and in turn, to the water meadows which border the river Fromus. Within the grounds are a number of outbuildings. From the driveway is access to a double prefabricated garage with power and light connected and two up and over doors to the front, one of which is remote controlled. In addition is a timber built workshop with power and light connected, two garden sheds and also a timber built studio. This is insulated and has frost radiators as well as power and light. It makes an ideal home office. In all, the grounds extend to approximately 6.3 acres.







Sale Plan



The Wadd, Snape

Approximate Gross Internal Area = 303.3 sq m / 3265 sq ft





Viewing Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

Services Mains water and electricity. Oil fired central heating. Private drainage system. The sellers believe that the septic tank drains into its own field drain rather than a water course.

Council Tax Band G; £3,067.60 payable per annum 2020/2021

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

EPC Rating = E (Copy available on request)

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The sale is subject to probate being granted. It is understood that the sellers will be applying for probate imminently.

June 2021

Directions

From the centre of Snape turn onto Gromford Lane and just after 1/2 mile proceed past Ladybird Nursery on the left where the track leading to The Wadd will be found on the left hand side.



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