

*A three bedroom detached house located a short stroll from the beach, the Dolphin Inn and the Meare, in the heart of Thorpeness.*

Guide Price  
£500,000 Freehold  
Ref: P7187/C

Hermitage House  
The Sanctuary  
Thorpeness  
Saxmundham  
Suffolk IP16 4PH



Hallway, cloakroom, sitting room, conservatory, study, dining room, kitchen and utility room.  
Three first floor bedrooms and bathroom.  
Integral single garage. Parking.  
Rear garden.

Contact Us



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## Location

Hermitage House is located in the very heart of Thorpeness. The village was created in 1910 by Glencairn Stuart Ogilvie as a private holiday village to which he invited his friends and their families. Many of the holiday homes were built in the Jacobean and Tudor revival styles. A notable feature of the village is 'The House in the Clouds', which is now a holiday let. The 'Meare', or boating lake, was also created by Ogilvie and was inspired by J M Barrie's work, Peter Pan. In August, the Meare serves as the location for the Thorpeness Regatta which usually takes place around the same time as the carnival in neighbouring Aldeburgh and attracts many visitors. To the south lies the North Warren RSPB reserve. An area of wildlife and habitat conservation and nature trails run by the Royal Society for the Protection of Birds. It has Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA) status. Thorpeness also benefits from The Dolphin Inn, Ogilvie Pavilion and Sports Ground, Thorpeness Golf Club & Hotel, and Thorpeness Country Club with tennis courts. Thorpeness is some 6 miles south-east from Saxmundham where there are good facilities including Waitrose and Tesco supermarkets. Saxmundham also has a railway station with trains to Ipswich and some direct trains through to London's Liverpool Street station. The popular coastal town of Aldeburgh is two miles to the south and offers superb recreational facilities including sailing, golf, fishing, walking and a fantastic social scene. The town also provides a good selection of shops, restaurants, public houses and a cinema. Snape Maltings, the home of the Aldeburgh Music Festival is also close by. The county town of Ipswich lies about 24 miles to the south-west.

## Description

Hermitage House is situated in a particularly pleasant location within the village. The house appears to date from the 1980s and is of brick and block construction under a tiled roof. It has UPVC windows throughout and a gas fired central heating system. It is anticipated that an incoming purchase will wish to carry out a general modernisation programme. Internally, the house offers well laid out accommodation over two floors. On the ground floor is a spacious sitting room and conservatory, a study, kitchen/dining room, utility room and cloakroom. On the first floor is a principle bedroom with en-suite shower room, two further small double bedrooms and a bathroom. Externally there is a parking and space further cars if required as well as a garage and a relatively low maintenance garden. The property is ideal as a permanent home, second home or holiday let.





## The Accommodation

### *The House*

A partially glazed front door flanked on one side by a window, opens to the entrance porch. Gas and electricity meters. A door opens to the

### *Hallway*

Stairs to the first floor landing. Radiator. Doors lead off to the sitting room, study, dining room and

### *Downstairs Cloakroom*

WC and hand wash basin. Radiator. South-west facing window with obscured glazing.

### *Sitting Room* 19'8 x 11'10 (5.99m x 3.61m)

A triple aspect room with south-east and north-east facing windows as well as glazed doors to the conservatory. Fireplace with timber surround. Fitted bookshelves. Radiators.



### *Conservatory* 14' x 9' (4.27m x 2.74m)

Of UPVC construction on a brick plinth under a polycarbonate roof. Wall to wall south-west, north-west and north-east facing windows and a door to the exterior. Radiator.



*Study* 10' x 7'9 (3.05m x 2.36m)

Fitted desk and bookshelves. North-west facing window to the rear of the property.

*Dining Room* 11'5 x 9'6 (3.48m x 2.90m)

A dual aspect room with south-west and south-east facing windows. Radiator. Sliding doors opening to the



*Kitchen* 9'6 x 8' (2.90m x 2.44m)

Fitted with a basic range of high and low level wall units with integrated oven. Roll edge work surface with four ring gas hob and extractor fan above. One and half bowl stainless steel sink with drainer and mixer taps above. Space and plumbing for a fridge and dishwasher. North-west facing window to the rear of the property. Radiator. A door opens to the



*Utility Room* 9'8 x 5' (2.95m x 1.52m)

High and low level wall units. Gas fired boiler. Space and plumbing for a washing machine and tumble drier. Radiator. Hatch to roof space. Partially glazed south-west facing window to the side of the property.

The stairs in the ground floor hallway rise to the

## First Floor

### *Landing*

Hatch to roof space. Built-in airing cupboard with lagged hot water cylinder and slatted shelving. Doors lead off to the three bedrooms and bathroom.

### *Bedroom One* 19'7 x 11'9 (5.97m x 3.58m)

A double bedroom with north-east and south-east facing windows. Fitted wardrobe. A door opens to an

### *En-suite Shower Room*

Comprising shower, WC and hand wash basin. Radiator. North-west facing window with obscured glazing. Shaver point.

### *Bathroom*

Bath with tiled surround. WC and hand wash basin. Radiator. Shaver point. North-west facing window with obscured glazing.



### *Bedroom Two* 9'10 x 8'9 (2.99m x 2.67m)

A double bedroom with north-west facing window to the rear of the property. Radiator.

### *Bedroom Three* 9'5 x 8'10 (2.87m x 2.69m)

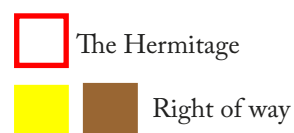
A double bedroom with south-east facing window. Radiator.





## Outside

There is a parking space to the front of the garage and potentially further parking adjacent to the house. The integral garage has an up and over door to the front and measures 17' x 8'2 (5.18m x 2.49m). Power and light are connected. To the rear of the house is a patio area abutting the conservatory and an area laid to lawn. In addition is a garden shed.

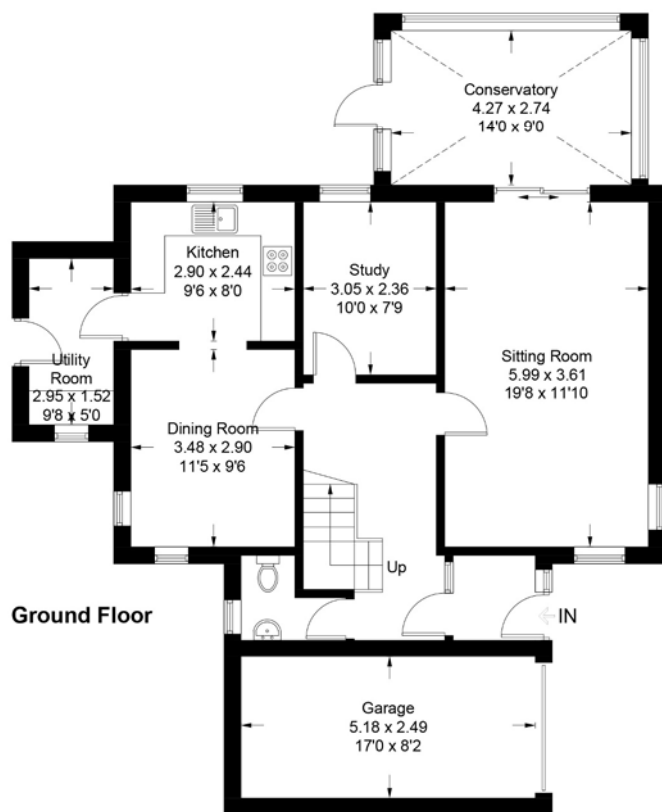


# Hermitage House, Thorpeness

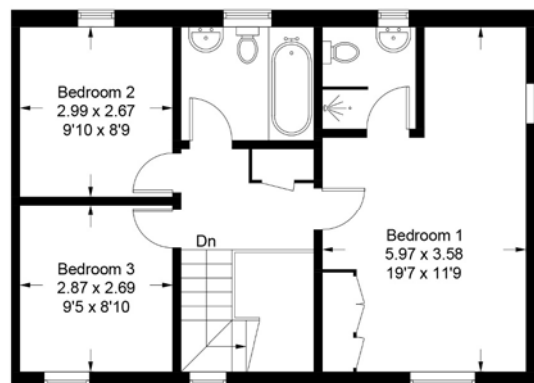
Approximate Gross Internal Area = 137.6 sq m / 1481 sq ft

Garage = 12.7 sq m / 137 sq ft

Total = 150.3 sq m / 1618 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, gas and drainage.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available from the agents upon request)

**Council Tax** Band E; £2,503.18 payable per annum 2024/2025

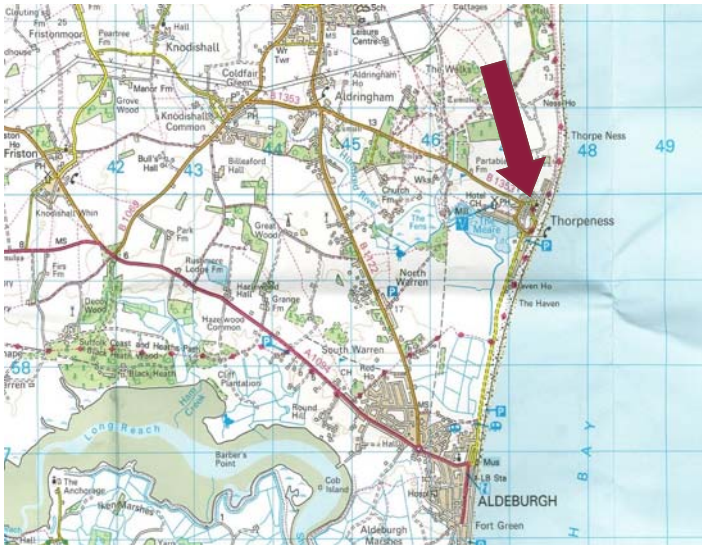
**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent 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. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. This is a probate sale and probate has been granted.

**March 2025**





## Directions

We advise that those viewing follow the directions or What3words rather than the postcode. Proceed into Thorpeness on the Aldringham Road and with the Dolphin Inn in front of you, turn left. Take the third track on the right hand side onto The Sanctuary where Hermitage House will be found a short way along on the right.

What3Words location: lobster.songbird.brotherly



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