

A stunning two-bedroom duplex apartment forming part of the Snape Maltings complex, conveniently located for the Heritage Coast at Aldeburgh and Orford.

Guide Price
£375,000 Leasehold
Ref: P7588/B

14 The Courtyard
Snape Maltings
Snape
Suffolk
IP17 1FB



Entrance hall, principal bedroom with en-suite shower facilities.
Further double bedroom and family bathroom.
Open plan living/kitchen/dining room.
Private balcony.
Secure parking and storage facilities.
Communal courtyard.
No onward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

14 The Courtyard forms part of the residential development of Snape Maltings that was undertaken during 2005 and 2006, comprising the stunning conversion of a Grade II Listed former maltings that was built during the latter part of the 19th Century. In the immediate vicinity is Snape Maltings. As well as being home to Aldeburgh Music and the internationally renowned concert hall, hosting a wide range of concerts and festivals throughout the year, it also benefits from a number of bespoke retail outlets, including a well regarded food hall and interiors store, boutiques, antique centre, gallery, cafes and a pub, the Plough & Sail. There is also an excellent gift shop and restaurant as part of the concert hall. Snape Maltings also hosts regular Farmers' Markets and special events, such as Easter Egg Hunts. There are also excellent walks from The Maltings, notably to Iken Church. The village of Snape itself benefits from some well regarded public houses/restaurants, The Golden Key and The Crown. In addition, there is a primary school, two garages, a filling station and a village hall, which hosts many classes and activities. Snape is in an Area of Outstanding Natural Beauty and on the doorstep is an extensive footpath network, providing excellent access to the surrounding heathland and Alde Estuary. The well regarded coastal resorts of Aldeburgh and Thorpeness are a short distance away, as is the market town of Saxmundham, approximately three miles, where there are Waitrose and Tesco supermarkets, as well as branch line rail links to London Liverpool Street via Ipswich.

Description

14 The Courtyard is a stunning two-bedroom duplex apartment, forming part of Snape Maltings including the renowned Snape Maltings concert hall and shopping complex. This property is part of the original maltings buildings which were converted during the early 2000's and first sold in 2010 to the current vendor.

The property has exceptionally well appointed accommodation over two floors. Entering the property at the first floor level, there is a large entrance hall, with a window to the front, oak flooring throughout and a built-in utility cupboard with wall mounted gas fired boiler and space and plumbing for a washing machine. There are doors from the entrance hall to the principal bedroom, which is a charming double bedroom with windows to the front. A door leads to the ensuite facilities comprising a Villeroy and Boch suite with a hidden cistern WC, wall hung basin with mixer tap over and a walk-in shower with tiled surround. There is also a mirror fronted recessed cupboard with light over and a heated towel rail. Bedroom two is a further double bedroom with high level roof lights and built-in wardrobe. The family bathroom, again with Villeroy and Boch suite, comprises a panel bath with a mains fed shower attachment over, hidden cistern WC, wall hung basin with mixer tap over, a discreet mirror fronted cupboard with light above, ceramic tiled walls and floors and a heated towel radiator.

An oak staircase leads from the entrance hall to the first floor landing with picture windows and roof lights and leading to the open plan living/kitchen/dining room. This is an exceptionally light room with bi-fold doors opening onto a private terrace and benefitting from vaulted ceilings with windows to the front. There is an extremely well fitted kitchen area with a range of hand made kitchen units, incorporating a sink with mixer tap over inset into wooden worktops, a four ring induction hob with stainless steel splashback and extractor hood over and a electric oven under. There is also a integrated dishwasher and fridge freezer.

The property benefits from central heating via a Heat Network. There is a wet underfloor heating system, controlled individually by room thermostats and individual heat exchanger to each property, which is fed via a communal bio-mass boiler. There is also a telephone entry intercom system.

Outside

The property benefits from underground secure parking, secure storage and refuse area. Vehicular entry and exit is via a secured gate with key pad access. There is also a separate pedestrian access to the communal courtyard.

Terms

The property is being sold as leasehold and benefits from the remainder of a 215 year lease, which commenced on 22nd December 2008. The current estate service charge is £875 per annum. The current Building Services and Insurance charge is £1,759 per annum. There is no ground rent payable.

Services

Charges for central heating, water and sewerage are invoiced quarterly by Snape Maltings Trading Ltd.

Agents Note

There is currently a 15% discount available on purchases within the Snape Malting retail units available to each vendor.



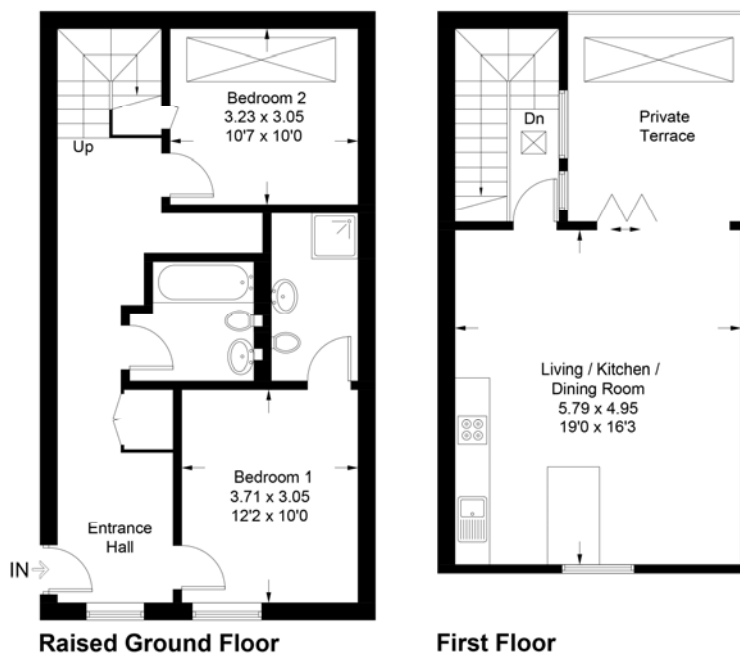






14 The Courtyard, Snape

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and drainage. Thermal usage for the central heating payable quarterly to Snape Maltings Trading Ltd. Electricity by separate metered supply.

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 = C (Copy available from the agent.)

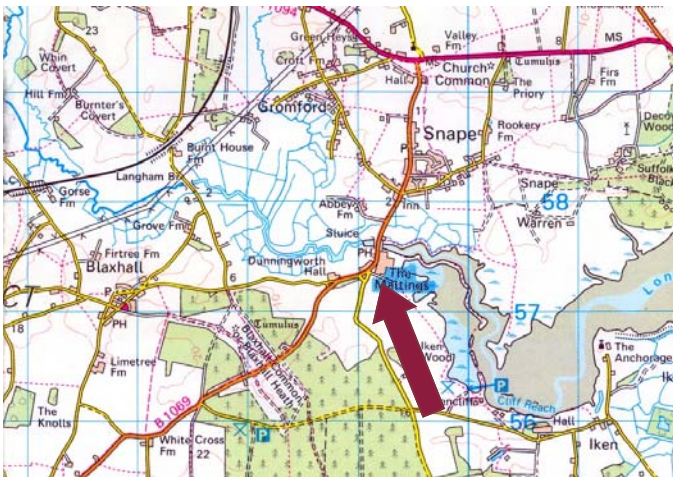
Council Tax Band D; £2,170.85 payable per annum 2025/2026

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. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2025



Directions

Proceeding north on the A12, bypass Wickham Market and proceed through Little Glemham, Stratford St Andrew and Farnham. Take the turning on the right onto the A1094, signposted to Aldeburgh and Snape. Proceed into Snape, turning right onto the B1069 opposite the church. Continue through the village, and Snape Maltings will be found on the left hand side. Take the left hand entrance into Snape Maltings, following the access around to the Courtyard (on your right) and before the archway. A staircase on the right hand side leads up to apartments 12 and 14. **Viewers should park in the main Snape Maltings car park and walk round.**

For those using the What3Words app:
[///rehearsal.stung.crescendo](https://www.what3words.com/rehearsal.stung.crescendo)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.