

*A pretty, red brick, three bedroom, semi-detached, former local authority house in the popular village of Snape, home to the renowned Snape Maltings and just a short drive from the Heritage Coast at Aldeburgh and Orford.*

Guide Price  
£250,000 Freehold  
Ref: P7616/B

7 Blyth Houses  
Church Road  
Snape  
Saxmundham  
Suffolk  
IP17 1SY



Entrance hall, sitting room, kitchen/dining room, bathroom, separate WC and utility room.

Three first floor bedrooms.

Established gardens to the front and rear.

Driveway providing off-road parking for several vehicles.

No onward chain.

#### Contact Us



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## Location

7 Blyth Houses is a former local authority house situated in the popular village of Snape. 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 two 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

7 Blyth Houses is a three bedroom, semi-detached, red brick house, built circa 1936, with brick elevations under a mostly pitched tiled roof with a flat roof extension to the rear. The property has well laid out accommodation over two floors.

The front door opens into an entrance hall which has stairs to the first floor landing and a door opening to the sitting room. The sitting room has a window to the front, floor mounted modern electric night storage heaters, a range of cupboards and an understairs cupboard. A partially glazed door leads through to the kitchen/dining room which has windows to the rear and side and is fitted with a matching range of wall and base units with stainless steel single drainer sink unit with taps over inset into roll top work surfaces with tiled splashbacks. There is space for an electric cooker, built-in cupboards with shelving, floor mounted modern electric night storage heater and a door to the rear lobby. The rear lobby has a wall mounted night storage heater and two partially glazed doors; one to the front garden and one to the rear. There is also an internal door off to the bathroom. The bathroom has obscured windows to the rear, panelled bath with electric shower over and a wall hung basin. There is a door to a separate cloakroom with low-level WC with obscure window to the rear and a further cupboard used as a utility cupboard where there is plumbing for a washing machine and storage.

Stairs rise to the first floor landing which has a window to the side and access to the loft. Bedroom one is a good size double room with a window to the front and built-in over stairs cupboard. Bedroom two is a smaller double room with a window to the rear and airing cupboard housing a pre-lagged water cylinder and slatted shelving. Bedroom three is a good size single room with a window to the rear.

Whilst the property boasts modern electric night storage heating and double glazing throughout, it is now in need of a schedule of refurbishment and renovation. Subject to the relevant planning permission consents, it could be further extended.

## Outside

The property is approached from the highway via an access and driveway providing off-road parking for several vehicles. It is flanked by established gardens which are mainly laid to lawn with established shrubs, borders and fencing. The garden to the rear and side is predominantly laid to lawn with an area of concrete hardstanding and established trees and shrubs. The garden, which is partially enclosed by fencing and hedging, abuts fields to the rear. There is also a storage shed (which is currently locked) and a paved terrace to the side.

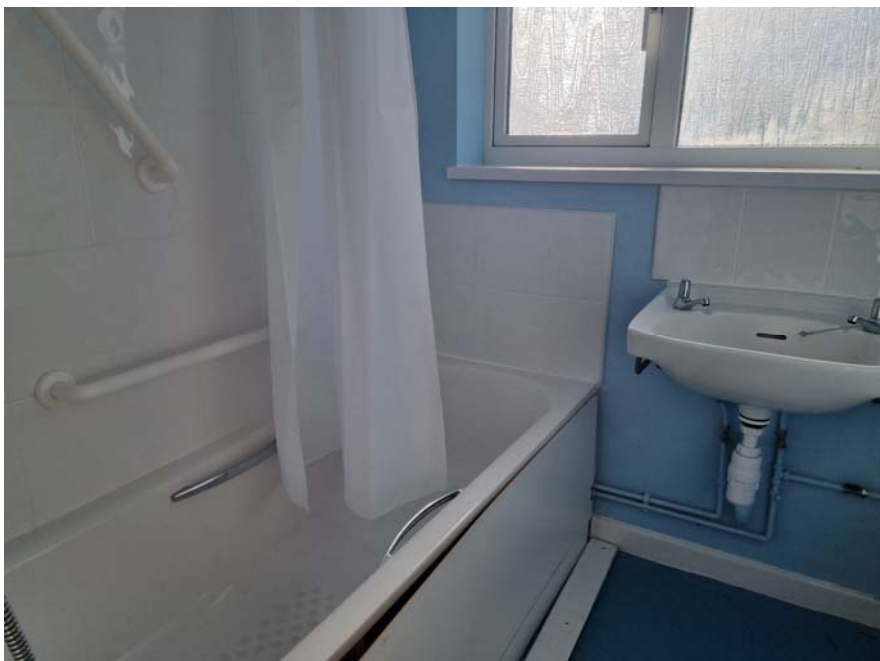
## Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.





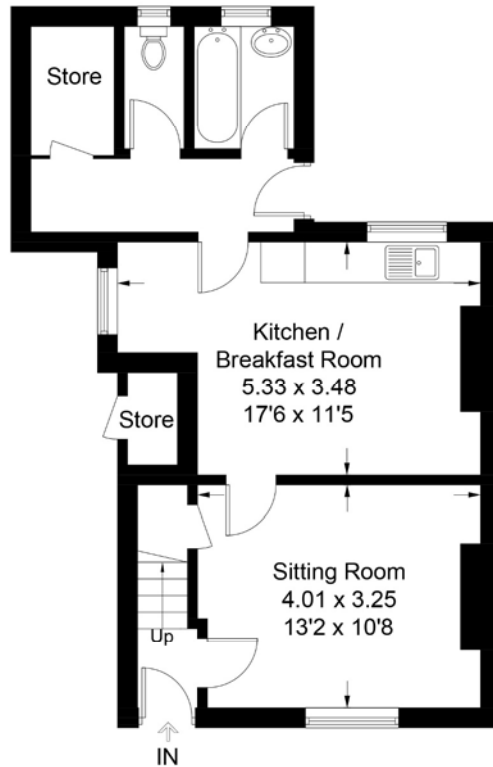




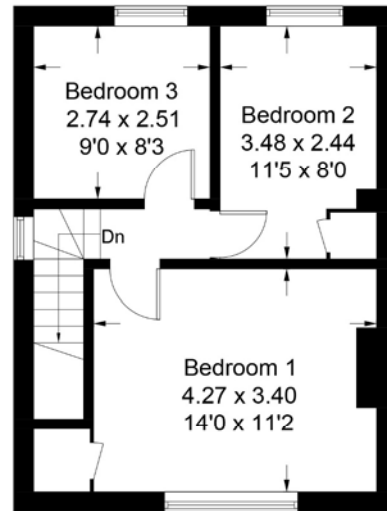


## 7 Blyth Houses, Snape

Approximate Gross Internal Area = 83.7 sq m / 900 sq ft  
(Including External Storage)



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Night storage heaters.

*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 = E (Copy available from the agents upon request).

*Council Tax* Band B; £1,688.44 payable per annum 2025/2026

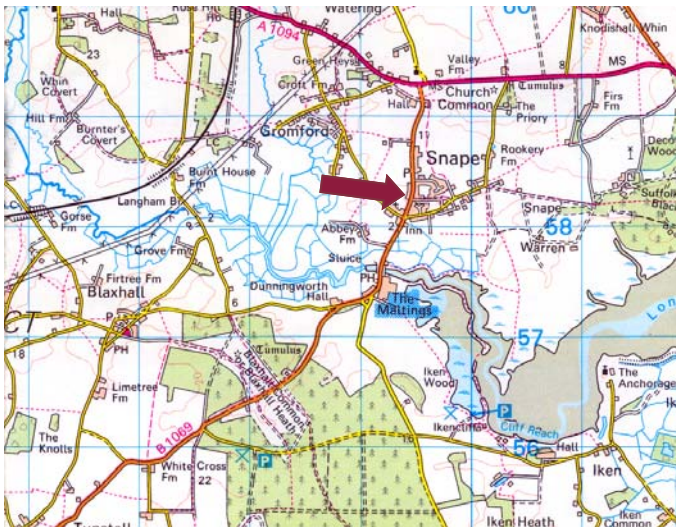
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk  
IP12 1RT; Tel: 0333 016 2000

## 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 Flagship Ltd does require offers to be accompanied by a completed Declaration of Interest form which is available from the Agent. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
4. Please note that a grounds maintenance charge may apply.
5. The property must be marketed for a minimum of 14 days before any offers are to be considered.
6. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches.
7. There is an engrossment fee of £150 payable by the purchaser upon completion.
8. Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.
9. On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.
10. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.
11. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.

*May 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 and turn right onto the B1069 opposite the church. Continue along this road for approximately half a mile and the property will be found on the right side identified by a Clarke & Simpson For Sale Board.

What3Words location: ///obliging. meaty.clubs



Need to sell or buy furniture?

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## DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Address of Property:.....

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a "relative" includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

1	Name of person completing the form	
2	Date of Declaration	
3	Are you either: -	
a	An employee of Flagship Housing Limited?	Yes/No
b	A board member of Flagship Housing Limited?	Yes/No
c	A principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes/No
d	An employee of the Local Authority or member of a Town and Parish Council or likeminded organisation working in partnership with Flagship Housing Limited?	Yes/No
e	Related to someone who falls into the category of a), b) c) or d) above?	Yes/No
f	A close personal friend of someone who falls into the category of a), b) or c) above?	Yes/No
4	If you have answered yes to Question 3 please provide the name(s) of the individuals concerned below.	
5	Buyers Status First Time Buyer / Investor / Owner-Occupier / Other (please state):	
6	Signed	



**Buyer Qualification**

Buyer/s name/s:

Purchased property address:

**Purchaser type: (Circle the correct response)**

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

**Funding: (Circle the correct response)**

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

As a cash buyer I can confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited.

Signed: