

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

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SAXMUNDHAM

ESTATE AGENTS



Red Cottage Farm, Clay Hills Road, Kelsale, Saxmundham. IP17 2PR

GUIDE PRICE £525,000

Red Cottage Farm, Clay Hills Road, Kelsale, Saxmundham, Suffolk. IP17 2PR

A detached three bedroom rural cottage which is situated in a secret location on the edge of Kelsale, surrounded by open Suffolk countryside and occupying a large plot thought to be approximately 2.2 acres (subject to survey and measurement). The cottage, is believed to date from around the turn of the last century, and benefits from three first floor bedrooms, two reception rooms, a conservatory/garden room, fitted kitchen and downstairs bathroom. The accommodation has double glazing and electric night storage heating. There are fireplaces in the sitting room and the dining room and the rooms all enjoy wonderful views over the mature garden. The grounds of the cottage are a wildlife haven, enveloped by farmland and woodland, they are bordered by established hedges and beautiful mature deciduous trees. There is a large natural pond on the west side of the property and extensive lawns which encircle the cottage and are interspersed with spring bulbs and fruit trees. There are very useful outbuildings including a substantial barn/workshop which measures 10.9m x 5.34m. This building could be adapted for multiple uses but would certainly provide excellent space for vehicles or could be converted to an enormous art studio. Access to this property is via a very long private, unmade farm track. The track is intersected by the railway branch line to Sizewell power station and there are manual crossing gates that must be negotiated by the occupiers of Red Cottage Farm and its neighbour, Cottage Farm. Red Cottage Farm is available with no onward chain.

We draw prospective buyer's attention to the plans presently under consideration for Sizewell C Power Station which may affect the volume of rail and which can be found by visiting: <http://sizewell.edfenergyconsultation.info>

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Sitting Room 4.07m x 3.62m; Dining Room 5.02m x 3.10m;
Kitchen 3.23m x 3.08m; Bathroom; Conservatory/Garden Room 5.96m x 2.36m;
First Floor Landing; Bedroom One 4.06m x 3.12m; Bedroom Two 3.59m x 2.41m;
Bedroom Three 2.65m x 2.51m. Barn 10.9m x 5.34m

EPC= F

The market town of Saxmundham which lies within a very short drive offers an excellent range of local shops together with a Waitrose and Tesco supermarket. Saxmundham has a railway station which provides direct and connecting services to London, Cambridge and Norwich. The attractions of the Suffolk Heritage Coast include the sea side towns of Aldeburgh and Southwold, Snape Maltings concert hall which is home to the internationally renowned Aldeburgh Festival and the nature reserves at Minsmere, North Warren, Aldringham Fen and Havergate Island. There are excellent local farm shops in the area at Middleton and Yoxford, many excellent pubs and restaurants and art galleries. This part of Suffolk has become a haven for writers, artists and musicians. There are sailing clubs on the rivers Deben, Alde and Orwell and golf courses at nearby Thorpeness and Aldeburgh.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511
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LOCAL AUTHORITY

Suffolk Coastal District Council, East
Suffolk House, Station Road, Melton
Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

SERVICES

Mains water and electricity. Private
Drainage system.

TENURE

FREEHOLD

DIRECTIONS: From Saxmundham town centre proceed in a northerly direction out of the town, past the Carlton Park Industrial Estate and take the first right hand turning onto Clay Hills Road where signposted to Theberton. Continue along this road approximately one mile and the **access track to Red Cottage Farm and Cottage Farm** will be found on the right hand side.

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

Distance London 106 miles
 Ipswich 23 miles
 Aldeburgh 9.5 miles
 Saxmundham 1.4 miles

Schools Kelsale Primary School
 Carlton Road Kelsale, Saxmundham
 Telephone: 01728 602297

Saxmundham High School
 Seaman Avenue. IP17 1DZ
 Telephone 01728 633910

Railway Station Station Approach Saxmundham

Doctor's surgery Lambsale Meadow
 Saxmundham IP17 1DY
 Telephone 01728 602022

Supermarkets Tesco Saxmundham
 Waitrose Saxmundham

Sports centre Leiston Leisure Centre (pool)
 Red House Lane. IP16 4LS













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