

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Lily Cottage, Church Road, Theberton, Suffolk. IP16 4SF

GUIDE PRICE

£575,000

A beautiful Grade II listed thatched cottage close to the RSPB Nature Reserve at Minsmere, which occupies a large plot abutting farmland and benefits from wonderful views over open and undulating Suffolk countryside. Lily Cottage is superbly presented and benefits from oil-fired central heating and double glazing. The kitchen and shower room also have independent underfloor heating. The sitting room benefits from a fireplace with a wood burning stove and there is a fireplace with an open basket in the snug. The living room, at the back of the house, opens out to the garden via a pair of French windows. There is exposed chimney brickwork in this room with an old bread oven. The dining room has a double aspect and offers particularly good views of the garden; it could also be used as a fourth bedroom or an office. The kitchen is very well appointed with bespoke Shaker style cabinets and drawers created by Debenvale, a highly regarded local company. The integrated appliances, by Miele, include a dishwasher and a very smart almost new electric AGA. There is a tall shelved larder and a part glazed casement door to the garden. The shower room downstairs is ideally located next to the back door for gardener's, walkers and messy dogs and children! The kitchen is floored in oak. The snug, features exposed beams and early floor bricks which extend to the sitting room and dining room. The first floor bedrooms are well proportioned and are served by a pretty bathroom which has a shower over the bath. The second bedroom has beautiful exposed and polished floorboards.

Lily Cottage is approached via a large gravel driveway which affords parking for several cars. The driveway leads to a large timber framed double garage which has potential (subject to consent) for use/adaptation as a work space or studio. There is a useful brick and pantile shed in the garden and a small boiler house. The garden is laid to lawn with established herbaceous borders and shingle seating areas and attractive retaining garden walls.

Lily Cottage is ideally situated for access to the Heritage Coast and the seaside towns of Aldeburgh and Southwold. There are two nearby pubs: The Lion Inn at Theberton and the famous Eel's Foot at Eastbridge. There are walks from Eastbridge onto Minsmere nature reserve and a delightful walk, just down from the Eel's Foot, which winds its way through the marshes all the way to the beach. The nearby towns of Leiston and Saxmundham offer good local shops. Saxmundham has a Waitrose and a Tesco supermarket. The railway station at Saxmundham provides connecting services to London, Norwich and Cambridge. Leiston has a sports centre and swimming pool, cinema and a museum dedicated to the town's proud industrial heritage. There are golf courses at Aldeburgh and Thorpeness and sailing on the Alde/ Ore. Among the many other attractions in this part of Suffolk are the ancient castles at Orford and Framlingham and the world famous Snape Maltings Concert Hall which is home to the Aldeburgh Festival. This part of Suffolk has become a haven for writers, artists and musicians.

SUMMARY OF THE ACCOMMODATION

Entrance Porch; Snug 3.45m x 3.41m; Sitting Room 3.77m x 3.46m; Dining Room 3.45m x 2.41m; Living Room 4.75m x 3.51m; Kitchen 3.56m x 2.36m; Shower Room; First Floor Landing; Bedroom One 3.60m x 3.41m; Bedroom Two 3.48m x 3.06m; Bedroom Three 2.38m x 2.35m; Bathroom; Double Garage 5.61m x 5.75m; Brick and Pantile Woodshed.

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

LOCAL AUTHORITY

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

SERVICES

Mains electricity and water. (Drainage to be confirmed).

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

NOTE Applicants may be aware of proposals relating to Sizewell C power station. Further details are available from Jennie Jones Estate Agents.

EPC RATING = Exempt











Ground Floor

Approx. 70.7 sq. metres (760.9 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 116.2 sq. metres (1251.0 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Lily Cottage, Theberton, Leiston

SOUTHWOLD

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