



Snape, Suffolk

Offers In Excess Of £725,000

- Walking Distance to Snape Maltings
- Large Kitchen / Breakfast Room
- Ample Parking
- Oil Central Heating
- Ensuite
- Garage / Outbuilding
- Rayburn
- South Facing Garden
- EPC - F

Snape Bridge, Snape

An elegant detached Victorian property with south facing gardens situated a short walk from Snape Maltings. The popular village of Snape boasts three family-friendly bistro pubs, the internationally famous Snape Maltings Concert Hall, surrounding shops and café. Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool Street via Ipswich, two supermarkets and only a few miles away from Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: F



DESCRIPTION

An elegant Victorian detached house of rendered and colour washed elevations below slate covered roofs. Situated at the southern edge of the village a short stroll from the internationally renowned Snape Maltings. This delightful country home retains great charm and character features; a splendid hallway, three well proportioned reception rooms, study with adjacent shower, cellar and large kitchen/breakfast room opening into the garden. To the first floor, the galleried landing leads to the four bedrooms, the principal bedroom having an ensuite bathroom with a family bathroom completing the accommodation. Set well back from the road, Hill House is approached by a long driveway leading to a shingle forecourt allowing ample parking with the driveway continuing on the side of the property to a detached brick garage & store with small garden beyond. The main garden lies to the south with high beech hedgerow laid to lawn and paved seating area adjacent to the kitchen.

ACCOMMODATION

ENTRANCE HALL

Elegant staircase rising to the first floor galleried landing.

SITTING ROOM

Sash windows to front elevation. Open fireplace with cabinets and glass shelves to either side.

DRAWING ROOM

Fireplace with ornate painted timber mantle and surround. Sash window and panel glazed door opening to the garden. Wide archway opening to a semi circular conservatory with doors opening to the south facing garden.

DINING ROOM

Sealed fireplace. Sash window to side elevation. Access to CELLAR.

KITCHEN/BREAKFAST ROOM

Range of fitted storage cupboards, work surfaces with tiled surround and wall mounted cupboards. Windows and door opening to the paved terrace and garden. Oil fired Rayburn.

REAR HALLWAY

Entrance door to driveway and sliding patio doors opening to the south facing courtyard.

SHOWER ROOM

Tiled shower cubicle hand basin and W.C. Adjoining to the:

STUDY/HOBBY ROOM

Windows over looking the rear/kitchen garden.

FIRST FLOOR

GALLERIED LANDING

Sash window to front elevation.

PRINCIPAL BEDROOM

Sash windows to over looking the garden.

ENSUITE

Suite comprising of panel bath, hand basin and W.C

BEDROOM

Window to front elevation.

BEDROOM

Window to side elevation.

BEDROOM

Glazed door opening to the flat roof rear extension.

BATHROOM

White suite comprising of panel bath with shower over, hand basin with storage below and W.C.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently F

SERVICES

Mains electricity and drainage. Private water supply via borehole pump

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20487/RDB.

FIXTURES AND FITTINGS

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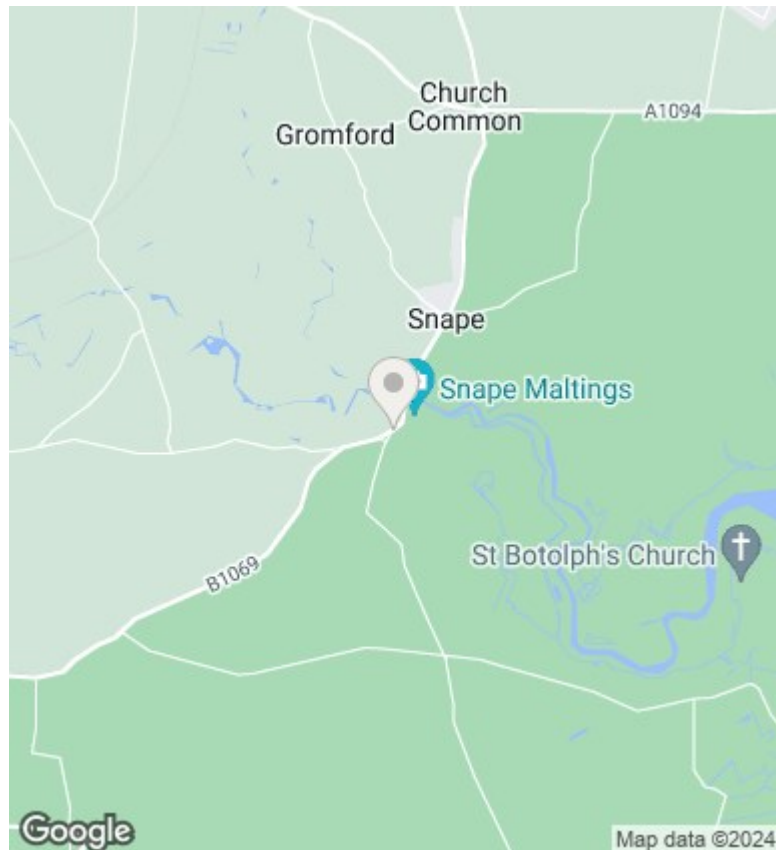






TOTAL FLOOR AREA: 225.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		75
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com