



## 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](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20487/RDB.

## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







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**

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**Floorplans**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)