



Thorpeness, Suffolk

Guide Price £595,000

- No Onward Chain
- Off-Road Parking
- Drawing Room
- Immaculate Presentation
- Close to Beach
- Kitchen / Dining Room
- Three Bedrooms
- Courtyard
- EPC - C

St. Marys Court, Thorpeness

May Lodge is ideally located in the village, a short walk from the beach to the east, the Country Club to the south and The Dolphin Inn public house to the west, all within approximately 200yds from the house. Thorpeness is also known for The Mere, a manmade boating lake and its long shingle and sand beach which connects with Aldeburgh, approximately two miles away. Thorpeness is in Suffolk's Heritage Coast, an Area of Outstanding Natural Beauty, recognised for its open countryside, heathlands, woodlands and river estuaries, all of which are connected via a network of public footpaths to the many nature reserves in the area. Thorpeness is approximately two hours away from London by car and the nearest railway station is about seven miles away at the market town of Saxmundham, which connects to London Liverpool Street via Ipswich.



Council Tax Band: D



DESCRIPTION

May Lodge is a Grade II Listed three bedroom town house as part of the conversion of St Mary's Church back in circa 2005. The house has been imaginatively laid out and includes a modern fitted Nicholas Anthony designer kitchen/dining room with French doors opening onto the low maintenance, fully enclosed south facing courtyard benefitting from timber storage sheds, ideal for outdoor equipment. The sitting room is situated on the first floor and benefits from a dual-height vaulted ceiling with roof lantern, and the three bedrooms are located on the ground and first floors and the second floor mezzanine. There is an allocated parking space to the east of the converted church and the grounds include private pathways surrounded by mature flower beds providing access for this and the four other properties in St Mary's Court.

ACCOMMODATION

ENTRANCE HALL

KITCHEN/DINING ROOM

19'1" x 12'2"

BEDROOM TWO

11'3" x 7'6"

SHOWER ROOM

FIRST FLOOR

LANDING

DRAWING ROOM

13'5" x 12'2"

BEDROOM ONE

11'3" x 9'8"

BATHROOM

CIRCULAR STAIRCASE

MEZZANINE BEDROOM THREE

9'1" x 11'1"

OUTSIDE

To the front of May Lodge is a hard surfaced parking space for the exclusive use of the property. Paved pathways lead both to the front door and, on the far side of the house, to a gate which opens into a delightful south facing courtyard garden with casement doors opening onto it from the dining area. The courtyard is overlooked by the property's south facing windows but is otherwise well screened from view. The courtyard is predominately paved and it provides a delightful backdrop to the house providing it with outside space of real quality.

AGENTS NOTE

(sc) Denotes sloping ceiling. Measurements taken from 1.5m above floor level in accordance with RICS guidelines.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

VIEWING ARRANGEMENT

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 20520/RDB.

FIXTURES & FITTINGS

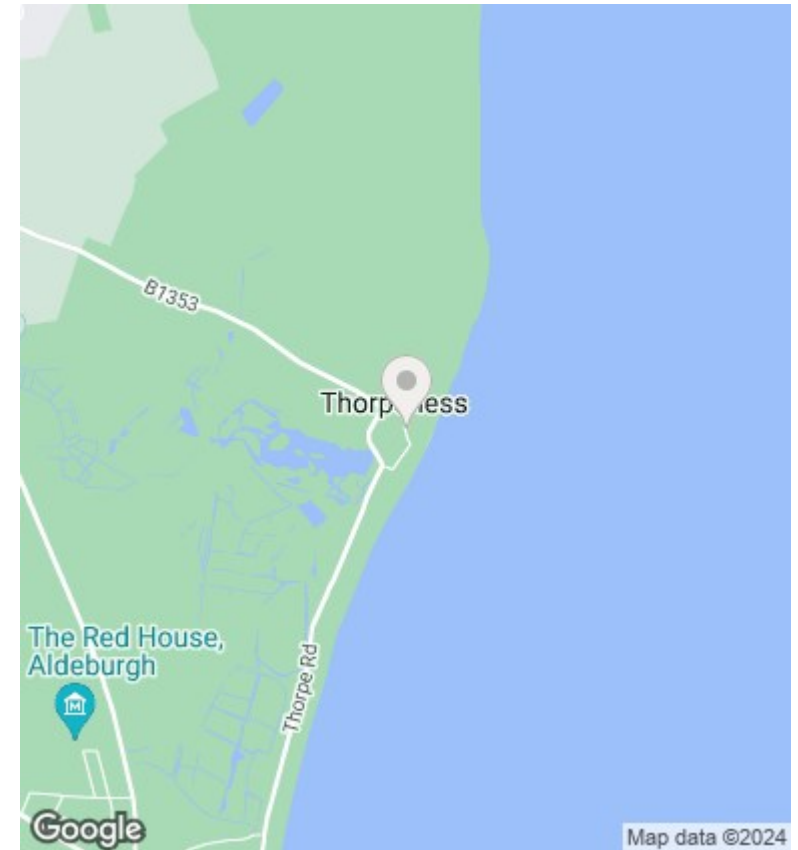
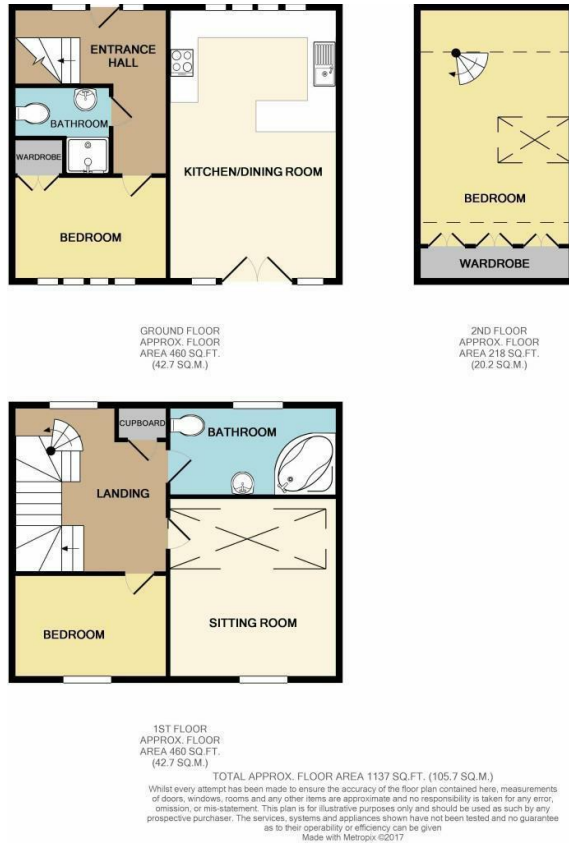
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

AGENT NOTE

All contents available to purchase by negotiation.







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

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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