



## Snape, Saxmundham

Guide Price £545,000

- No Onward Chain
- Two Ensuite Shower Rooms & Family Bathroom
- Further Reception Room/Study
- EPC - D
- Successful Holiday Let
- Large Principal Bedroom suite
- Bespoke Kitchen
- Three Double Bedrooms
- Sitting/Dining Room
- Secure Communal Gardens



# Snape Bridge, Snape

A spacious three storey mews house set within The Courtyard. Kiln House is one of a small collection of town houses and apartments converted from part of the Snape Maltings. The properties have been carefully and thoughtfully integrated into the rest of the complex which includes a range of boutiques, a café, and the world famous Snape Maltings Concert Hall. Snape is a very popular village, partly because of the Concert Hall, but also because of its position relating to the popular seaside town of Aldeburgh, the fishing village of Orford, and the market town of Woodbridge. The River Alde flows through the centre of the village on which footpaths weave through the Suffolk Heritage Coast connecting nearby nature reserves, woodlands, and other local villages and towns. There are also three public houses in the village and the area abounds with woodland and riverside walks.



Council Tax Band:



## DESCRIPTION

A three storey mews house forming part of the world famous Grade II Listed Snape Malting complex. Sympathetically renovated, retaining great charm and character, this well planned and spacious property enjoying access to an enclosed communal courtyard garden. The accommodation over three floors, features gas central heating and double glazing to the rear elevation, with secondary glazing to the front elevation.

## ACCOMMODATION

### SITTING ROOM

Panel glazed entrance door. Secondary glazed sash window to front elevation. Brick fireplace. Wide opening to:

### DINING ROOM

Oak flooring. Doorway to:

### KITCHEN

Range of bespoke base and wall cupboards, wood block work surfaces with upstands and integrated sink unit. Fitted electric oven and hob with cooker hood over. Plumbing for washing machine, fitted fridge/freezer. Double glazed window overlooking the courtyard.

### SIDE HALLWAY

Entrance door to the Courtyard. Staircase rising to the first floor.

### STUDY

Secondary glazed sash window to the front elevation. Ornamental cast iron fireplace.

## FIRST FLOOR

## LANDING

Staircase rising to the first floor. Cupboard housing gas fired central heating boiler.

## BEDROOM

Secondary glazed sash windows to the front elevation.

## BATHROOM

Suite comprising panel bath with shower over. Wall hung hand basin and W.C. Floor and wall tiling. Double glazed window to rear elevation.

## SECOND FLOOR

## LANDING

## BEDROOM

A splendid principal bedroom with space for sitting/relaxing and large wardrobe. Two secondary glazed windows to front elevation and sealed brick fireplace.

## ENSUITE

Suite comprising tiled shower cubicle. Wall hung hand basin and W.C. Floor and wall tiling.

## BEDROOM

Double glazed window overlooking the courtyard.

## ENSUITE

Suite comprising tiled shower cubicle. Wall hung hand basin and W.C. Floor and wall tiling. Double glazed window overlooking the courtyard.

## TENURE

Leasehold.

Ground rent: TBA  
Service charge: TBA

### **OUTGOINGS**

Council Tax Band TBA.

### **SERVICES**

Mains gas, electricity, water and drainage.

### **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: 20610/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.

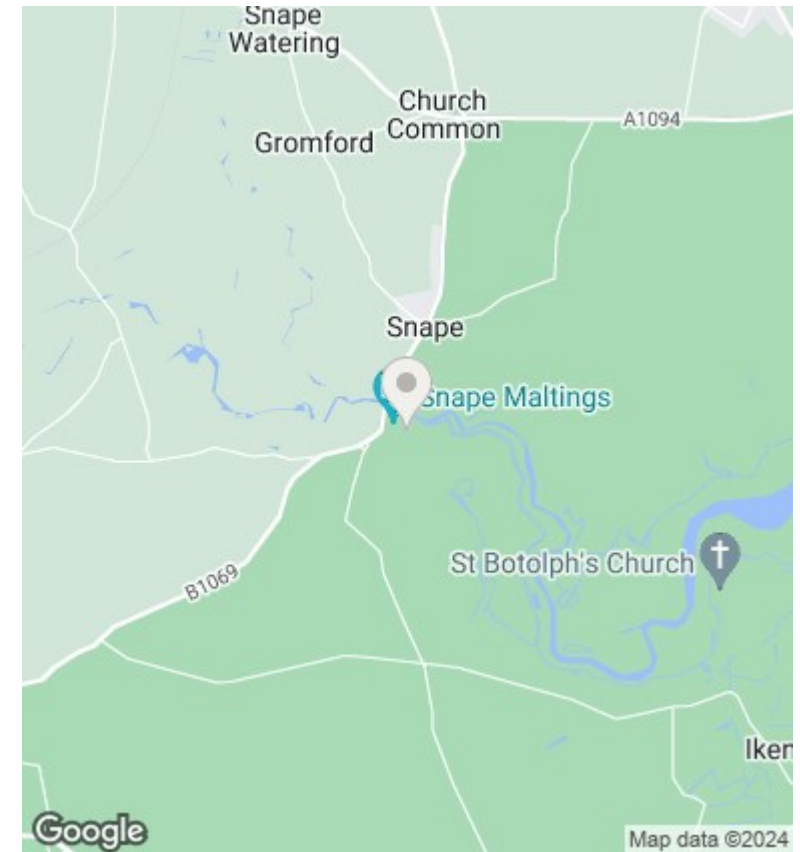








TOTAL FLOOR AREA: 1487 sq.ft. (138.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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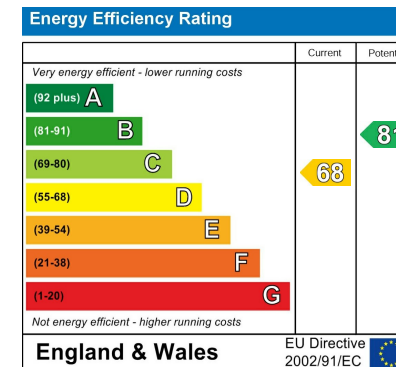


### Conveyancing, Surveys & Financial Services

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

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)