



Aldeburgh,

Guide Price £1,250,000

- Exceptional Detached Family Home
- Four Reception Rooms
- PV Solar Array
- Four Bedrooms
- Two Ensuites
- Oil Fired Central Heating & Double Glazing
- 1.34 Acres of Secluded Mature Gardens
- Double Garage & Stores
- EPC - C

North Warren, Aldeburgh

An exceptional family home for sale, set within 1.34 acres of secluded gardens. The property lies on the northern outskirts of Aldeburgh, an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The property is situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty noted for its ancient heathland, wetlands and coastline, connected by a vast network of public footpaths: the North Warren Nature Reserve is a short walk away and the RSPB reserve at Minsmere is about 7 miles away. Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.



Council Tax Band: G



DESCRIPTION

Linnets is a substantial and beautifully proportioned 20th-century family home, with mature gardens on a generous plot of approximately 1.34 acres (subject to measured survey). Located in a highly sought-after and peaceful development on the outskirts of Aldeburgh, the property enjoys a tranquil setting surrounded by heathland and woodland—an ideal habitat for nightingales, woodlarks, skylarks, and a rich variety of other songbirds, especially vibrant during the spring and summer months.

A sweeping driveway bordered by mature planting leads to the house, culminating in a turning circle adorned with silver birch trees and access to the double garage. The home is distinguished by its generously sized rooms, large windows, and sliding patio doors that flood the interiors with natural light and offer delightful views across the expansive gardens.

Upon entering, you are welcomed by a large reception hall featuring an elegant staircase rising to a galleried first-floor landing. The dual-aspect drawing room, with an open fireplace as its focal point, opens onto a broad terrace beside a tranquil pond, seamlessly extending into the gardens. Concertina doors connect the drawing room to the dining room, creating a versatile and inviting space ideal for entertaining.

The kitchen is well-appointed with high-quality Nolte natural wood cabinetry and integrated appliances. A hallway leads to a striking sunroom, where floor to ceiling windows offer panoramic garden views and an abundant of natural light. Beyond this lies a large study or family room, also enjoying lovely garden views, while another door off of the sunroom leads to a practical utility room

(with direct access to the garage) and a storeroom with outside access. Returning to the entrance hall, there is an additional reception room overlooking the front garden and driveway, alongside a cloakroom that completes the ground floor accommodation.

Upstairs, the galleried landing offers a fine view across the approach to the house and leads to four spacious bedrooms. Two feature ensuite bathrooms, while the remaining two (one of which is currently furnished as a study) are served by a family bathroom. All bedrooms enjoy large windows with picturesque views over the surrounding gardens.

Linnets is centrally positioned within its beautifully landscaped grounds, offering a high degree of privacy without feeling remote, thanks to its well-established neighbouring properties. The gardens are thoughtfully arranged with formal lawns, richly planted borders, and winding mown paths that meander through mature trees, creating shaded, secluded spaces. To the south-east, a productive vegetable garden includes raised beds, a greenhouse, garden stores and an asparagus bed! The gardens have an automated irrigation system using a private borehole.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently G.

SERVICES

Mains water & electricity. Sewage treatment plant. Oil fired central heating. PV solar panel array.

AGENTS NOTE

Energy infrastructure proposals in the vicinity of property.
Prospective purchasers should make enquires of the relevant authorities.

VIEWING ARRANGEMENTS

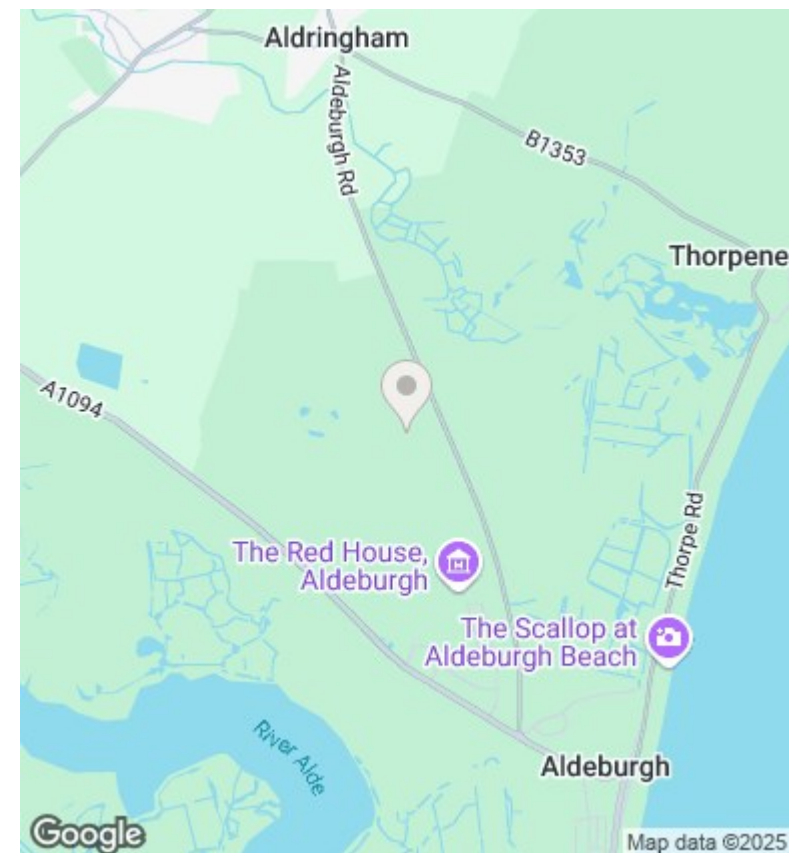
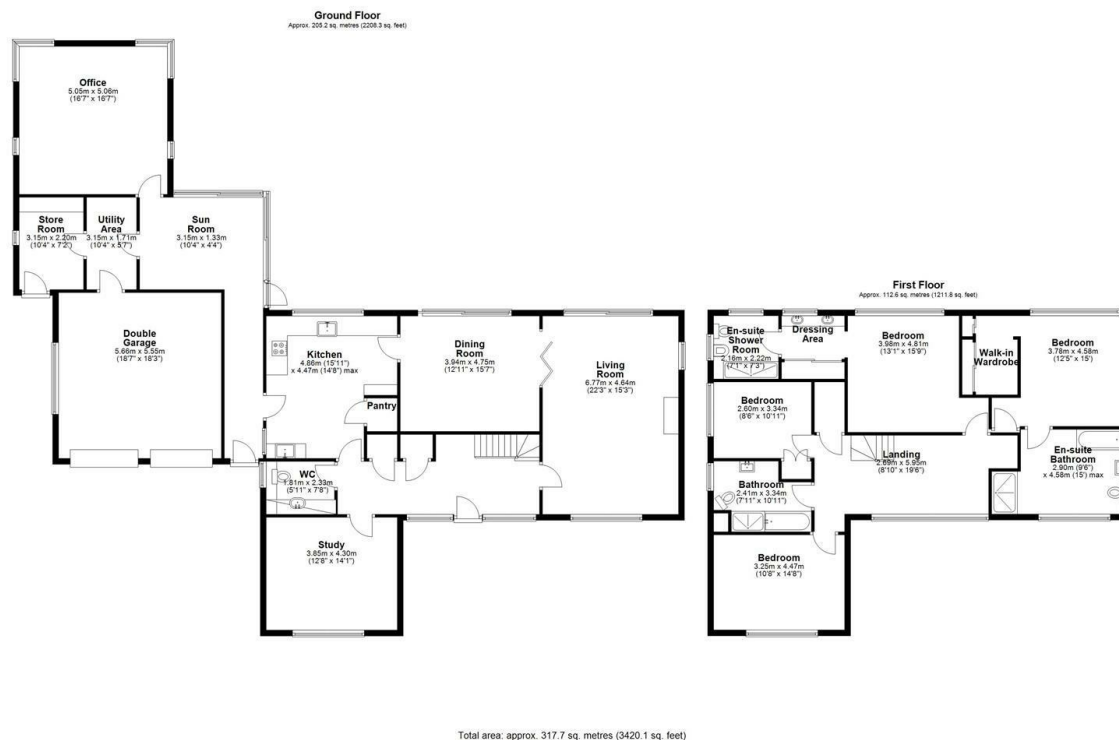
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.
Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20846/RDB.

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.







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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
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