



Iken, Woodbridge

Offers In Excess Of £650,000

- No Onward Chain
- Detached Period Cottage
- Driveway & Garage
- Bordering the Alde Estuary
- Potential to remodel & Extend
- Not to be missed!
- 3.5 Acres of Woodland and Pasture
- Oil Fired Central Heating
- EPC - D

Tunstall Road, Iken

A unique opportunity to acquire a detached cottage set in 3 ½ acres of pasture and woodland. Peach Cottage is set in one of the most sought after location along the Heritage Coast bordering the River Alde renowned for an array of rare birdlife and beautiful walks to Iken Church, Snape Maltings the stunning surrounding countryside bordering the estuary. Snape has three family-friendly bistro pubs and the internationally famous Snape Maltings Concert Hall, with 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 St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: C



DESCRIPTION

A unique period detached cottage of rendered elevations below pantile covered roof standing in delightful grounds extending to 3 ½ acres (subject to measured survey) bordering the Alde Estuary, a truly wonderful location. The cottage is screened from the road via high hedgerow with driveway and garage to one side. To the rear a wealth of mature trees, both native and exotic species, open to meadow which borders Church Lane.

ACCOMMODATION

STORM PORCH

With double entrance doors to

ENTRANCE HALL

LIVING ROOM

A triple aspect room with open fireplace and large bay window with woodland view.

KITCHEN

Fitted with base and wall cupboards, Window and entrance door to a timber lean too porch an store

BATHROOM

Panel bath and hand basin. Separate W.C.

LOBBY

Staircase rising to the first floor.

SECOND RECEPTION ROOM

Overlooking the front garden and with open fireplace.

FIRST FLOOR

LANDING

BEDROOM

Gable window and roof light. Storage cupboard.

BEDROOM

Gable window. Storage cupboard.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Main electricity, water and private drainage.

FLOOD RISK

Deemed 'High' for further information go to <https://check-long-term-flood-risk.service.gov.uk/>

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: 20860/RDB.

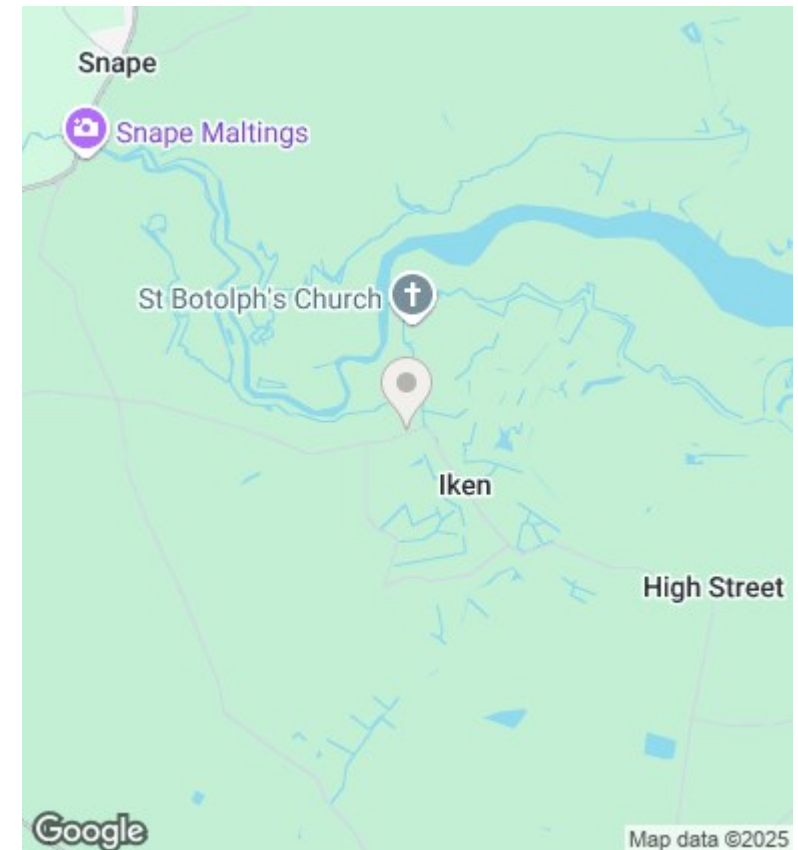
FIXTURES & FITTINGS

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.





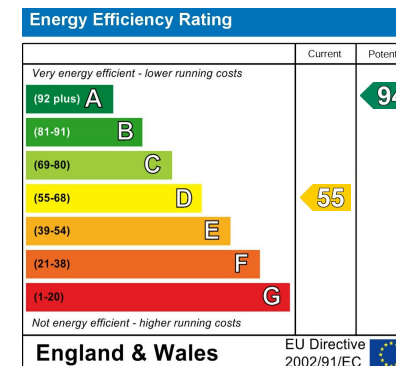


Conveyancing, Surveys & Financial Services

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

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