



## Thorpeness,

Guide Price £895,000

- Commanding Sea & Coastline Views
- Four Bedrooms & Two Bathroom
- Multiple Bifold Doors Opening on to Deck
- Private Road Within Historic Coastal Village
- Direct Access to the Beach
- Gas Central Heating & Double Glazing
- Stunning Sea Views From All Rooms
- Beautifully Presented Throughout
- EPC - E



# North End Avenue, Thorpeness

An exceptional early twentieth century house situated in a cliff top position with fine sea and coastal views. Thorpeness is a popular seaside resort village with a long shingle beach, the Mere, a man made boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club. Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.

 4  2  3  E

Council Tax Band: G



## DESCRIPTION

'Greyfriars' is an impressive and substantial detached residence, believed to date from the 1920s, exuding timeless character while offering the comforts of modern living.

This beautifully restored home features rendered and colour-washed elevations beneath a series of pitched roofs clad in traditional red pan tiles. Set well back from the road, the property enjoys a private and elevated position, nestled within meticulously landscaped gardens that gently rise towards the front of the house.

A wide paved terrace provides a welcoming approach to the property, leading to the entrance door which opens into a spacious and light-filled entrance hall. From here, glazed double doors frame a stunning vista that draws the eye through the dining room and out to the sea beyond, immediately showcasing the home's exceptional coastal setting.

To the rear, facing the cliff, an expansive deck spans the full width of the house. This generous outdoor space is perfect for entertaining or simply soaking in the panoramic sea views, and is accessed via multiple sets of bi-fold doors from the principal living areas. Central steps descend from the deck to a neatly tended lawn, which in turn leads to a gate opening onto the cliff-top path with direct access to the beach below — offering an idyllic connection to the Suffolk coast.

Internally, the accommodation is thoughtfully designed to maximise natural light and the breath-taking sea views, while blending refined style with relaxed coastal charm. The elegant kitchen/breakfast room is beautifully appointed with an Aga forms

the heart of the home, seamlessly connected to both the informal dining area and the two spacious reception rooms, each enhanced by bi-fold doors that create a fluid transition between indoor and outdoor living.

A private study, well-equipped utility room, and guest cloakroom/W.C. complete the ground floor accommodation, offering both functionality and flexibility for modern family life.

An elegant staircase rises to the first-floor galleried landing, where the sense of space and light continues. The principal bedroom suite is a highlight of the property, featuring bi-fold doors opening onto a private balcony with spectacular, uninterrupted views over the sea and along the coast towards Aldeburgh. This luxurious suite is complemented by a stylish ensuite bathroom.

The second bedroom also has casement doors opening onto a balcony with uninterrupted sea views, tow further well-proportioned bedrooms on this floor, all benefitting from sea views and filled with natural light. A beautifully appointed family bathroom serves these bedrooms, completing the first-floor accommodation.

'Greyfriars' is a rare opportunity to acquire a coastal home of such quality, combining period elegance with contemporary style, all set in one of the area's most sought-after cliff-top locations. Whether as a main residence or a weekend retreat, this is a home that offers serenity, style, and sensational sea views.

**TENURE**  
Freehold



## OUTGOINGS

Council Tax Band currently G

## SERVICES

Mains gas, electricity water and drainage.

## VIEWING ARRANGEMENTS

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: 20870/RDB.

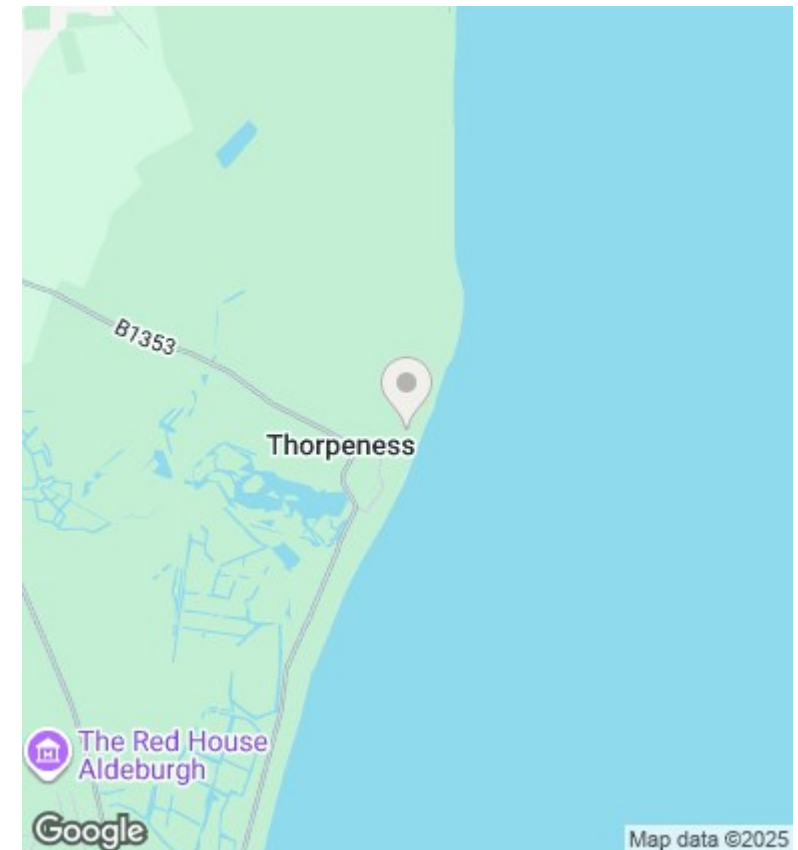
## FIXTURES AND FITTINGS

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.









## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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) <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>		
Not energy efficient - higher running costs		
<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)