



Thorpeness, Suffolk

Guide Price £450,000

- No Onward Chain
- Three Bedrooms
- Private Courtyard
- Grade II Listed
- Close to Beach
- Kitchen / Dining Room
- Immaculate Presentation
- Off Road Parking
- Drawing Room

St. Marys Court, Thorpeness

Thorpeness is famed for its storybook charm, long shingle and sand beach, and the picturesque Meare boating lake. The village connects to Aldeburgh (just 2 miles away) along the coast and is part of the Suffolk Heritage Coast Area of Outstanding Natural Beauty. London is around two hours by car, and Saxmundham station (7 miles) offers a direct link to London Liverpool Street via Ipswich. 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.

This is an ideal lock-up-and-leave holiday home, full-time residence, or investment property with strong holiday-let potential — all within one of England's most desirable seaside villages.



Council Tax Band: D



DESCRIPTION

Set in the heart of Thorpeness — one of Suffolk's most sought-after coastal villages — May Lodge is just steps from the beach, The Dolphin Inn (in a converted church), the boating Meare, and the Country Club. Perfectly placed for year-round getaways or full-time coastal living, it offers three bedrooms, two bathrooms, and a beautifully presented interior.

Originally part of St Mary's Church, this Grade II Listed home was converted in 2005 and blends historic character with contemporary style. Inside you'll find:

Stylish Nicholas Anthony kitchen/dining room - with French doors to the south-facing courtyard

First-floor drawing room - with dual height vaulted ceiling and roof lantern for abundant light

Three bedrooms - arranged over three floors, including mezzanine with charming views

Two bathrooms - including a modern shower room on the ground floor

A circular staircase adding architectural interest

OUTSIDE

Allocated off-road parking space.

Private, low-maintenance south-facing courtyard - perfect for morning coffee or evening drinks.

Mature planting in shared pathways creating a peaceful setting.

AGENTS NOTE

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

All contents available to purchase by negotiation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

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.



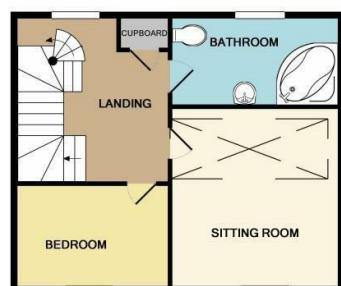




GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

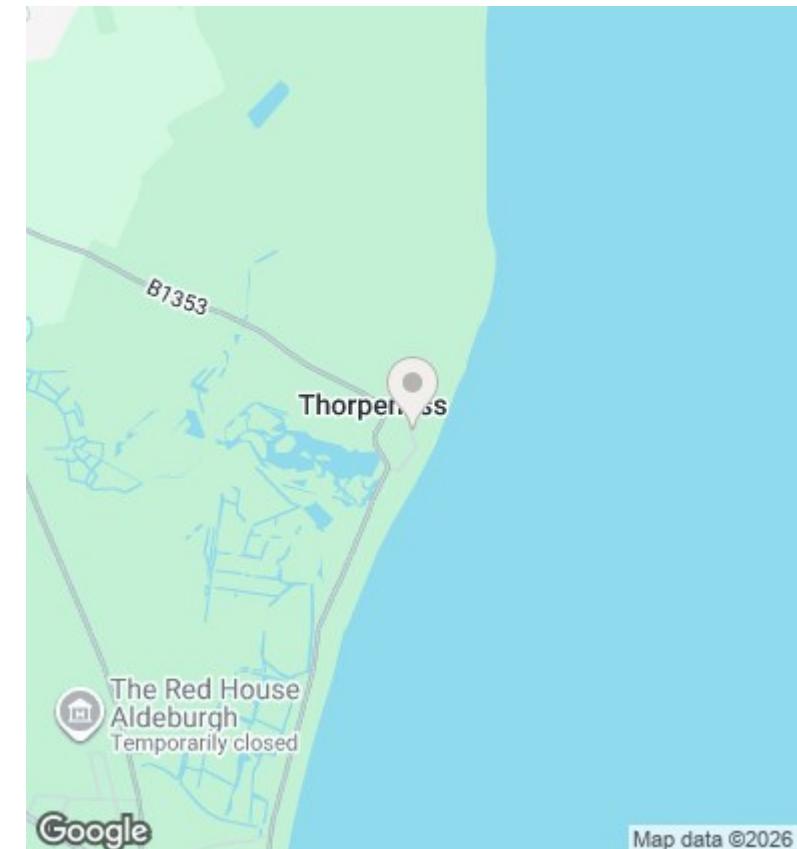


2ND FLOOR
APPROX. FLOOR
AREA 218 SQ.FT.
(20.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (106.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plans, dimensions, measurements
of doors, windows, rooms and any other items are approximate. 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, 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

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