



## Knodishall, Saxmundham

Guide Price £475,000

- Peaceful Village Location
- Large Conservatory
- Off Road Parking & Garage
- One Bedroom Annex
- Two Reception Rooms
- Central Heating & Double Glazing
- Three Bedrooms
- Private Gardens
- EPC - D

# Post Office Road, Knodishall

Charming Detached Cottage with Annexe – A Former Village Post Office with Character & Space at the edge of the village common. The popular village of Knodishall, which still retains its village store and post office as well as a public house, motor repair garage and primary school, lies about one mile south of the busy town of Leiston with its traditional high street shops, supermarket, doctors and dentists surgeries, leisure centre and swimming pool complex and cinema. The Suffolk Heritage Coastline lies within a very short drive at nearby Thorpeness with its popular 'Meare' boating lake and a long shingle beach fronting the North Sea whilst the unspoilt town of Aldeburgh is only about four miles distant. The area is very popular with holiday makers, the National Trust nature reserves, RSPB Minsmere bird sanctuary and the Sanderlings Heath drawing visitors from across the country. The market town of Saxmundham, with its good shopping facilities lies about four miles to the west and offers good access to the A12 Ipswich to Great Yarmouth road and also has a railway station giving hourly services to London Liverpool Street via Ipswich.



Council Tax Band: D



## DESCRIPTION

Set on the edge of the village common and just a short drive from the stunning Heritage Coast, this delightful detached cottage is a unique and spacious family home brimming with character. Once the village post office, the property has been thoughtfully converted to create a peaceful haven in an idyllic rural setting.

Behind a traditional five-bar gate, a private driveway leads to a secluded rear garden bordered by high hedgerows, mature shrubs, and fruitful trees—perfect for those seeking privacy and a connection to nature.

The home's charming exterior features rendered and colour-washed elevations under steeply pitched pantile roofs, blending beautifully into the village landscape. Inside, the accommodation benefits from double glazing and oil-fired central heating, offering comfort throughout the year.

The entrance lobby opens into a well-appointed galley kitchen with garden views and skylights providing natural light, complemented by a useful utility/cloakroom. A spacious conservatory, ideal for year-round enjoyment, connects the main house with the self-contained annex and opens directly onto the garden.

The main living spaces are accessed via a central hallway and include two generously sized reception rooms. The L-shaped living/sitting room features a cosy fireplace with a wood-burning stove, while the second reception room offers dual-aspect windows and is thoughtfully divided into a sitting area with fireplace and a dining area with patio doors into the

conservatory—perfect for entertaining.

Upstairs, the first-floor landing leads to three comfortable bedrooms and a spacious family bathroom, ideal for growing families or visiting guests.

The separate annexe - accessible from both the conservatory and garden—offers excellent flexibility. Featuring its own entrance, double glazing, and electric storage heating, it comprises a sitting room, kitchen, bedroom, shower room, and entrance lobby—perfect as guest accommodation, a home office, or for multigenerational living. A single garage is attached to the annex for additional convenience.

This truly unique property combines village charm, versatile living spaces, and a tranquil setting—making it a rare opportunity near the beautiful Suffolk coastline.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently 'D' for The Old Post Office and 'A' for The Old Post Office Annexe.

## SERVICES

Mains water, electricity, drainage TBC.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

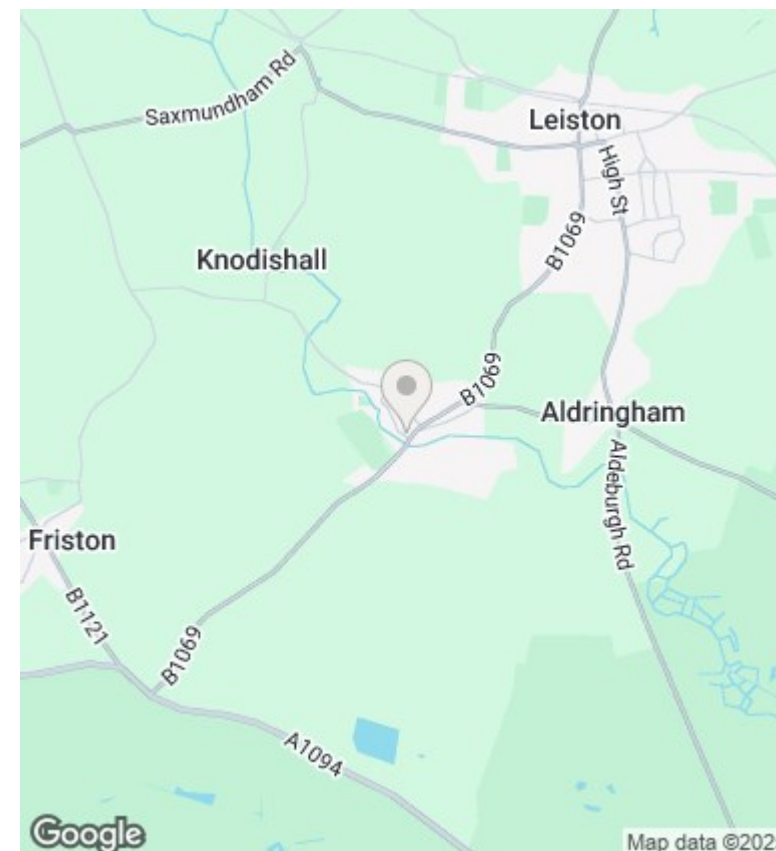
Tel: 01728 633777 Ref: 20929/RDB.

## 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.





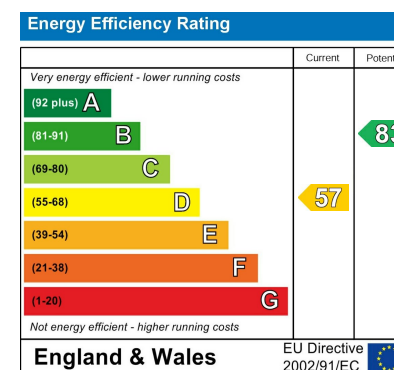


## Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)