

JENNIE JONES

EST. JJ 1993

ESTATE AGENTS

HARVEST HOUSE

£350,000

Kelsale | Suffolk

HARVEST HOUSE, BRIDGE STREET, KELSALE, IP17 2PB

A CHARMING DETACHED SUFFOLK COTTAGE, WITH ENORMOUS POTENTIAL TO CREATE A TRULY SPECIAL HOME.

Saxmundham High Street & Railway Station – approx. 1 mile
Aldeburgh – 7 miles
Woodbridge – 12 miles

• Entarnce Porch • Shower Room • Sitting Room • Study •
• Dining Room • Kitchen • Store Room • 5 Bedrooms •
• Family Bathroom •
• CHAIN FREE • RENOVATION OPPURTUNITY •

The Property

Harvest House is a wonderfully characterful detached home, tucked away in the Suffolk village of Kelsale. With its traditional painted exterior, weathered pantile roof, attractive windows and established climbing plants, it has all the charm one might hope to find in an older Suffolk cottage.

Internally, the property offers a surprising amount of accommodation, extending to approximately 1,587 sq ft, with a layout that provides considerable flexibility for modern family life.

This is undoubtedly a property requiring renovation and improvement, but therein lies its appeal. Rather than offering a finished home, Harvest House presents an increasingly rare opportunity for a purchaser to restore and enhance a building of genuine character, creating something entirely their own.

Throughout the cottage are reminders of its age and heritage, including exposed ceiling beams, traditional ledge and brace doors with Suffolk latches, sections of parquet flooring and attractive period-style window furniture, including monkey tail catches.

The main entrance opens into a porch, leading through to a







generously proportioned sitting room. This is a particularly appealing space, with exposed beams, traditional flooring and a wood-burning stove set within a substantial brick fireplace, creating a natural focal point for the room.

The adjoining dining area provides space for family meals and entertaining, while a separate study offers useful accommodation for those working from home or requiring a dedicated hobby room.

A further ground-floor reception room, previously used as a dining room, provides excellent flexibility. This could become a delightful snug, an additional sitting room, a playroom or an occasional ground-floor bedroom, depending upon individual requirements.

The kitchen is arranged in a traditional galley style, with fitted cupboards, work surfaces and a window providing natural light. Although requiring updating, it offers the opportunity to create a kitchen sympathetic to the cottage's character.

Completing the ground floor is a shower room and a separate store, both adding practicality to the accommodation.

A staircase rises from the sitting room to the first floor landing, where there are four bedrooms of varying proportions. The rooms retain the individuality associated with a cottage of this age, with sloping ceilings, traditional joinery and characterful windows.

The first-floor accommodation is completed by a family bathroom.

The property benefits from gas central heating, although prospective purchasers should anticipate a comprehensive programme of refurbishment and modernisation throughout.

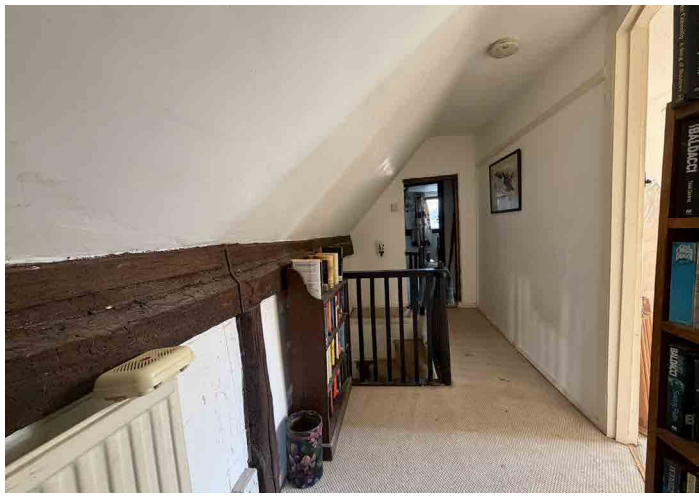
Outside

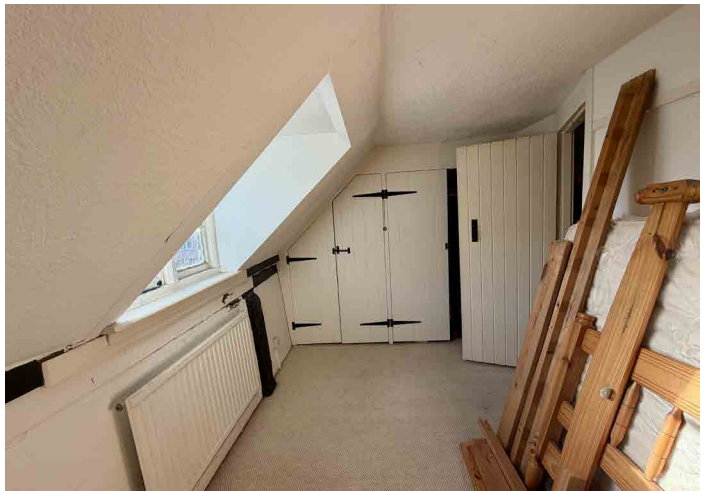
Harvest House attractive exterior is an important part of its appeal. Its painted walls, traditional roof tiles, projecting

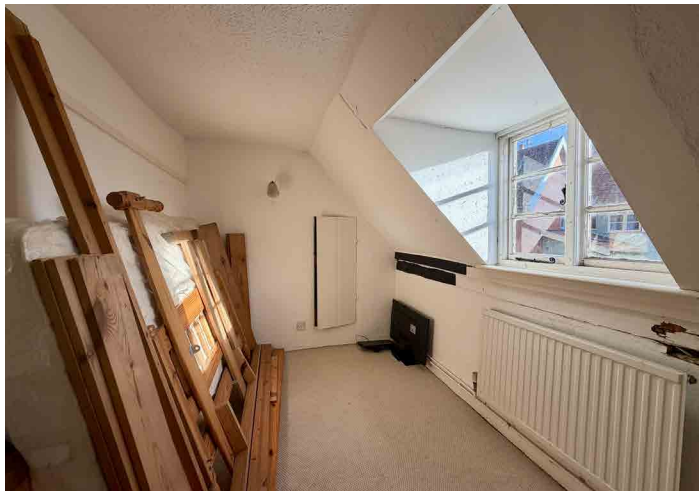












windows and climbing plants combine to create a particularly appealing cottage frontage.

The property occupies a village setting with external areas and access around parts of the building. The precise extent and arrangement of the outside space should be established by reference to the title plan.

The Location
Kelsale is a charming Suffolk village just north of Saxmundham, offering a wonderful blend of village life, open countryside and easy access to the Heritage Coast.

Nearby Saxmundham provides a range of shops, cafés, restaurants, schools and a railway station with connections to Ipswich and London Liverpool Street. The popular coastal destinations of Aldeburgh, Thorpeness, Dunwich and Southwold are also within easy reach, offering beaches, coastal walks and independent shops.

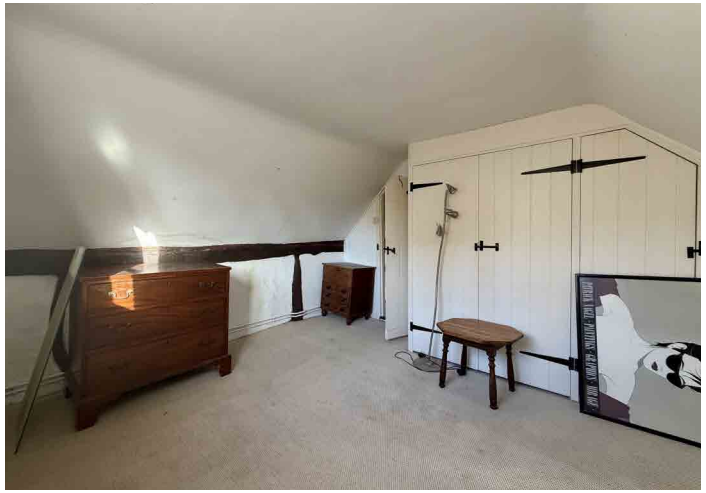
With its traditional Suffolk character and attractive surroundings, Kelsale provides an appealing setting for those seeking a home with individuality, such as Harvest House.

Services
Gas fired heating. Mains electricity, mains gas, mains water and drainage.

Local Authority and Council Tax
East Suffolk Council. Council Tax Band: D.

EPC rating: D

Agent's Note
Harvest House is offered as a renovation opportunity and requires a programme of repair, refurbishment and modernisation. The property is likely to appeal particularly to purchasers with an appreciation of older buildings and the desire to create a home tailored to their own requirements.















Total Area: 147.4 m² ... 1587 ft²







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