

An exceptionally well presented and maintained four bedroom period end-terraced cottage which has undergone a schedule of recent refurbishment and renovation, ideally placed for access to the Heritage Coast and the renowned Snape Maltings.



Guide Price

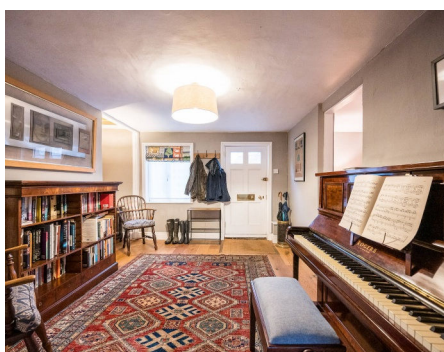
£370,000

Freehold

Ref: P7928/B

Address

Hollyhocks
3 Snape Road
Tunstall
Suffolk
IP12 2JL



Reception hall, dining room, sitting room, kitchen and ground floor cloakroom.

On the first floor, principal bedroom with en-suite bathroom and dressing room. Three further bedrooms and a family shower room.

Off road parking for two vehicles.

Independent home office. Enclosed garden to rear.

No Onward Chain

Contact Us



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Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

Hollyhocks is situated within the Parish of Tunstall, close to the common and forest. The village itself has a public house and is close to many attractions in the region including The Heritage Coast. The market town of Woodbridge lies about ten miles to the south with Snape, home of the Aldeburgh Music Festival, about three miles to the north. The riverside town of Orford lies about five miles to the east, and the property is both close to the A12 trunk road and Campsea Ashe railway station, which is approximately three and a half miles from the property.

Description

Hollyhocks is a charming four bedroom end of terrace period cottage which has undergone a schedule of renovation and refurbishment during the current vendor's tenure. The property is well placed for access to the village of Snape and the renowned Snape Malting Concert Halls home of Aldeburgh Music. It is also well placed for the Heritage Coast at Orford, making the property a good prospect for a holiday let/second home. The accommodation is flexible and benefits from an independent home office away from the main property and a charming established and enclosed garden to the rear. Entering from the front there is a welcoming reception hall where there is a window to the front, oak flooring and built-in cupboard housing the boiler (fitted in 2026). The oak flooring runs through the reception hall and into the dining room where there is a large window to the rear and step down into the kitchen. This has a matching range of fitted wall, base and display units, window to rear and glazed door to the garden. There is a butler style sink with mixer tap over, space for appliances, four ring electric hob with a double oven under and stainless steel extractor hood over. Off the dining room there is a ground floor cloakroom. This comprises window to side, hidden cistern WC, hand wash basin and storage over and mixer tap over with tiled splashbacks. From the kitchen there is a step up and an opening into the sitting room which is a cosy room and features central multi-fuel stove on a granite hearth with built-in cupboard to the side and built-in stairwell.

The cottage style stairs lead to the first floor landing where there are doors off to the bedrooms, bathroom and access to the loft. The principal bedroom is a good sized double with window to front, wall mounted lights and engineered oak flooring. Steps lead down to the en-suite bathroom with window to rear with part panelled walls, a freestanding roll top bath, close coupled WC and wash basin with taps above, shaver point, wall mounted lights and column radiator. There are a range of bespoke fitted wardrobes with hanging rails and shelves above and further large column radiator. Bedroom two is also a double bedroom with window to front and built in wardrobe with hanging rail. Bedroom three is a smaller double bedroom with window to rear and built in wardrobe with hanging rail. Bedroom four is a single room with exposed floorboards and window to front. From the landing there are steps down to the shower room with window to rear, large built-in shower cubicle with tiled surround and glass screen with mains fed shower over, hidden cistern WC and wash basin incorporating cupboards and drawers under and taps above. There is also a shaver point, wall mounted lights, extractor fan and chrome heated towel radiator.

The property is in exceptionally good condition and benefits from UPVC double glazing and gas fired central heating (LPG bottled gas).

Outside

The property is approached from the highway with parking immediately outside the front of the property for two vehicles. To the rear is an exceptional cottage garden which is mainly laid to lawn with established flower and shrub borders with a cherry and willow amongst other planted trees. Within the garden is a timber shed and paved terrace that sits immediately behind the property. There is gated access to the side leading to the front where there is storage for bins. There is an independent home office which has recently been created with window to front and a glazed oak door to side and provides an exceptionally welcoming and workable area with electric heating, internet connection, power and light.



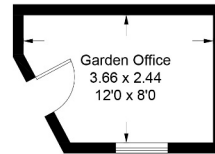




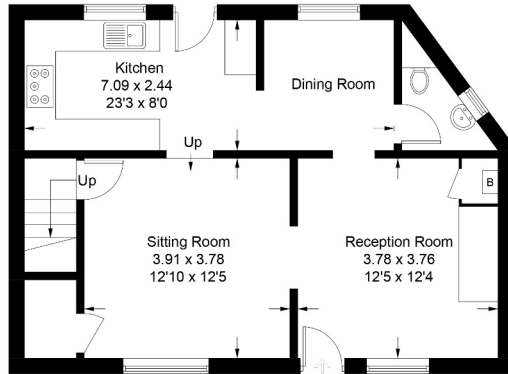


3 Snape Road, Tunstall

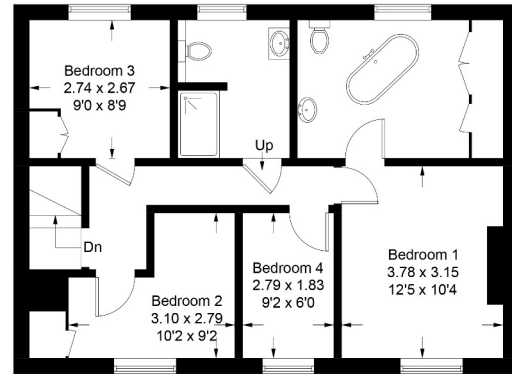
Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft
Garden Office = 8.2 sq m / 88 sq ft
Total = 124.4 sq m / 1339 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. LPG bottled gas for central heating.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band B; £1,772.06 payable per annum 2026/2027

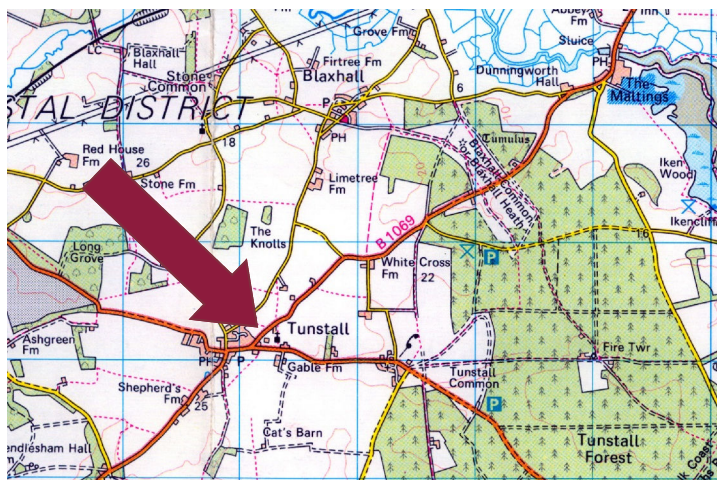
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk
IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. There is a pedestrian right of way in favour of numbers 1 & 2 Snape Road to the side and rear of number 3.
5. In 2015, an eradication programme commenced as Japanese knotweed had encroached from the field behind the garden. This three-year programme was completed. The vendor has informed the agent that this has been checked in July 2026 and there are no signs of re-growth. The vendors will provide an up to date survey on request.

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

From Wickham Market Fiveways roundabout take the second exit towards Campsea Ashe. Proceed through Campsea Ashe and continue to Tunstall. At the junction with The Green Man Public House, turn left onto Orford Road. Continue along Orford Road and Snape Road is the second turning on the left hand side. The property can be found immediately on the left.

For those using the What3Words app:

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