



Aldeburgh,

Guide Price £1,250,000

- Complete Onward Chain
- Four Bedrooms, Three Bathrooms
- Weinor Sun Room
- Acre Plot
- Double Garage & Outbuildings
- Gas Central Heating
- Immaculate Condition
- Rear Gate Direct into North Warren Nature Reserve
- EPC - C

Leiston Road, Aldeburgh

A truly exceptional and beautifully presented home, Snape Cottage enjoys an enviable setting in Aldeburgh, surrounded by just under an acre of private and wonderfully established grounds. Combining generous and versatile accommodation with exceptional entertaining spaces and a direct connection to the surrounding landscape, this is a home that offers both elegance and practicality in equal measure. The property lies on the northern outskirts of Aldeburgh, an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The property is situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty noted for its ancient heathland, wetlands and coastline, connected by a vast network of public footpaths: the North Warren Nature Reserve is a short walk away and the RSPB reserve at Minsmere is about 7 miles away. Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.



Council Tax Band: G



Overview

Snape Cottage offers an impressive combination of scale, versatility and setting. With generous reception and bedroom accommodation, excellent ancillary spaces, a substantial double garage, extensive parking and exceptional private grounds adjoining the North Warren nature reserve, it represents a rare opportunity to acquire a substantial and highly versatile home in this sought-after part of Aldeburgh.

Tenure

Freehold

Entrance Hallway

A fabulous entrance hall creates an immediate sense of space and light. Doors lead through to the kitchen, dining room, living room and snug, while the staircase rises to the first floor. The hallway also benefits from an excellent selection of built-in storage cupboards.

Kitchen

A stunning and exceptionally well-appointed kitchen, with an extensive range of units at both base and eye level, complemented by a substantial central island providing further storage and preparation space.

A Miele double oven and induction hob are complemented by an extractor above, while the sink is positioned beneath a large window overlooking the front of the property.

A particularly useful walk-in pantry is located just off the adjacent hallway, providing excellent additional storage.

Dining Room

Perfectly positioned alongside the kitchen, the dining room enjoys an open-plan feel and is flooded with natural light from the windows and patio doors leading out to the rear garden. It provides an ideal space for both everyday dining and entertaining.

Utility Room

An impressively spacious utility room with a superb amount of practical storage. Units and sinks run along one side, with further storage and appliance space opposite.

There is ample provision for multiple white goods, together with an additional sink. A large window provides plenty of natural light.

The utility area also gives access to a walk-in airing cupboard/room, a cloakroom and a further storage cupboard housing the water softener. A rear door provides direct access to the garden.

Living Room

A wonderfully spacious principal reception room, filled with natural light from two windows and patio doors opening towards the garden.

A log burner provides a warm and welcoming focal point, making this an ideal room for relaxing and entertaining throughout the year.

Snug

A further reception room offering the perfect cosy retreat. The snug flows naturally into the adjoining sun room, creating a versatile arrangement that can be opened up or enjoyed as separate spaces.

Sun Room

A lovely garden room designed to make the most of the exceptional garden. Three sides and roof are fully glazed with two elevations capable of opening fully as sliding doors creating a seamless connection between the house and garden.

The sun room is made by Weinor and provides a wonderful space to enjoy the gardens in all seasons.

Ground Floor Bedroom

A large double bedroom with both a window and patio doors overlooking and providing direct access to the rear garden.

Ground Floor Bedroom

A further double bedroom with built-in wardrobes and a window overlooking the garden.

A large airing cupboard is located on the opposite side of the hallway.

Downstairs Bathroom

An immaculate and generously appointed bathroom comprising a large bath, walk-in shower, WC, wash basin and heated towel rail. A frosted window provides natural light while maintaining privacy.

Downstairs Shower Room

A well-appointed shower room with walk-in shower, WC, wash basin and heated towel rail. Frosted windows provide natural light and privacy.

First Floor Landing

A bright landing area with Velux windows overhead and doors leading to two further bedrooms.

Master Bedroom

A stunning principal bedroom enjoying wonderful views across the rear garden.

The room benefits from two balcony doors, a walk-in dressing room and a private en suite, creating a luxurious and exceptionally well-considered principal suite.

En Suite

A modern and beautifully appointed en suite, with contemporary units and fittings providing an excellent addition to the master bedroom.

Bedroom

A large double bedroom with multiple useful storage cupboards and its own WC.

Double Garage & Driveway

The substantial double garage is fitted with two electric doors, providing generous space for vehicles and additional storage. Two windows overlook the garden, while the garage benefits from both electricity and water supplies.

The extensive driveway provides parking for numerous vehicles.

Outside

Set within just under an acre of private grounds, the outside space is undoubtedly one of Snape Cottage's most impressive features.

The gardens are beautifully established and offer a delightful combination of mature planting, areas of lawn, patio and extensive decking. A rear gate provides direct access into the North Warren nature reserve, further enhancing the sense of privacy and connection to the surrounding countryside.

Running along much of the rear of the house, the decking creates a series of superb seating and entertaining areas, perfectly positioned to enjoy the gardens. A substantial clad outbuilding occupies a prominent position within the rear garden. This versatile building incorporates a garden room, storage room and workshop, providing an exceptional range of additional uses.

Services

Mains Gas, Water & Electricity. Private Drainage System

Outgoings

Council Tax Band Currently G

Viewing

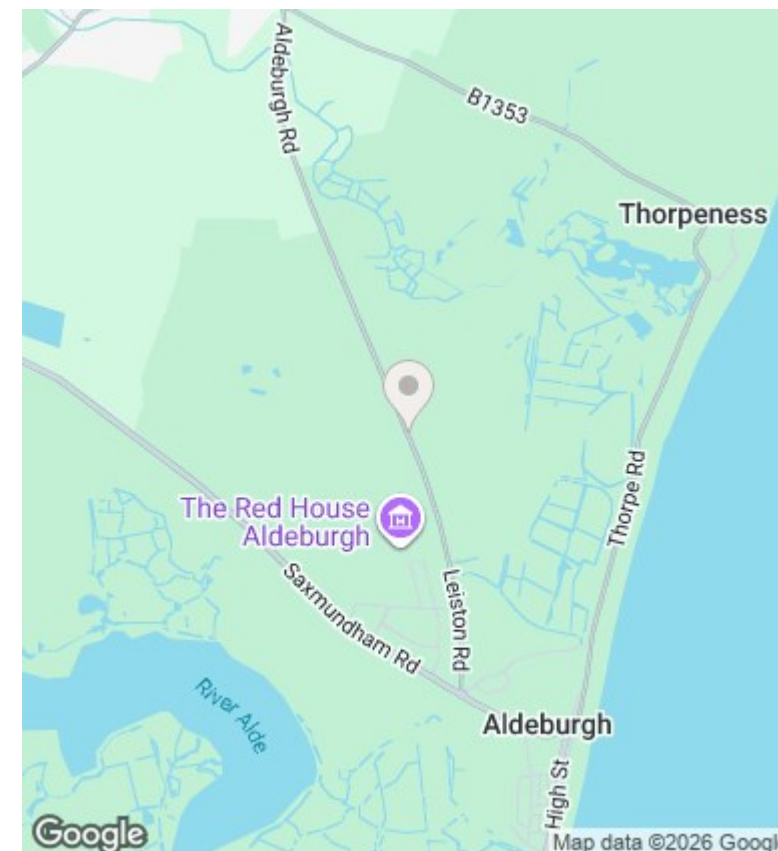
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469

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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+)	74	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	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