

JENNIE JONES

EST. 1993

ESTATE AGENTS



CHURCH COTTAGES

Friston | Suffolk

£1,000.00 PER MONTH
FULLY FURNISHED

3 CHURCH COTTAGES, CHURCH PATH, FRISTON, IP17 1PX

- Open Plan Kitchen / Dining / Sitting Room ●
- Double Bedroom ● Bathroom ● Enclosed Rear Garden ●

Saxmundham - 4 miles
Aldeburgh - 5 miles
Framlingham - 10 miles
Woodbridge - 18 miles

The Property

Nestled in the heart of the highly sought-after Suffolk village of Friston, this charming one-bedroom cottage offers beautifully presented accommodation arranged over two floors, combining character, practicality and flexible living space.

The ground floor comprises a spacious open-plan kitchen, dining and sitting room, creating a bright and sociable living environment. The kitchen is fitted with a range of units and enjoys an attractive open-plan layout, ideal for both everyday living and entertaining.

On the first floor is a generous double bedroom together with a well-appointed bathroom featuring a bath with shower, wash basin and WC.

Outside

Outside, the property benefits from an enclosed rear garden providing a private outdoor space for relaxing and entertaining. A particular feature of the property is the substantial brick and clad garden shed/studio, complete with electricity and water connections. This versatile space offers excellent potential as a home office, artist's studio, hobby room or workshop.

CHARMING FURNISHED ONE BEDROOM COTTAGE TUCKED AWAY IN THE VILLAGE OF FRISTON



Location

Friston is a highly regarded Suffolk village situated within easy reach of the Heritage Coast Area of Outstanding Natural Beauty. The village enjoys a peaceful rural setting surrounded by open countryside, whilst remaining conveniently positioned for the coastal destinations of Aldeburgh and Thorpeness.

Nearby, Saxmundham provides a range of everyday amenities and a mainline railway station with services to London Liverpool Street via Ipswich. The historic market towns of Framlingham and Woodbridge are also within easy driving distance, offering an excellent selection of independent shops, restaurants, cafés and leisure facilities.

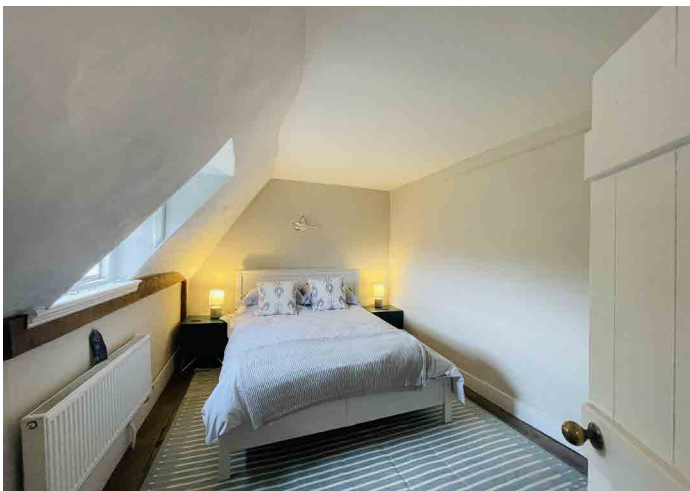
Services

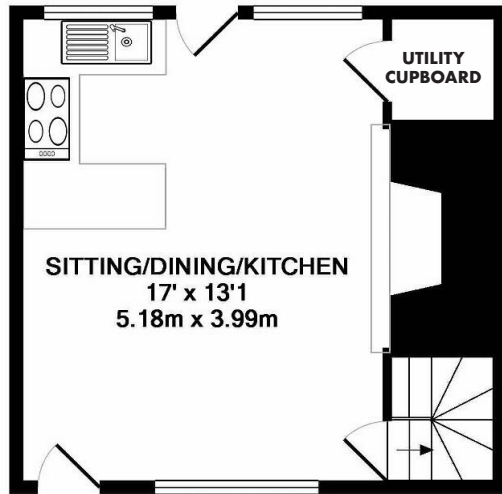
Mains water, drainage, gas and electricity.

Local Authority

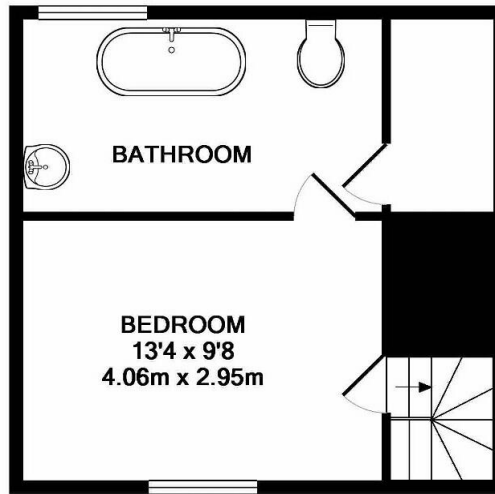
East Suffolk Council – Band

EPC Rating: **GRADE II LISTED PROPERTY**



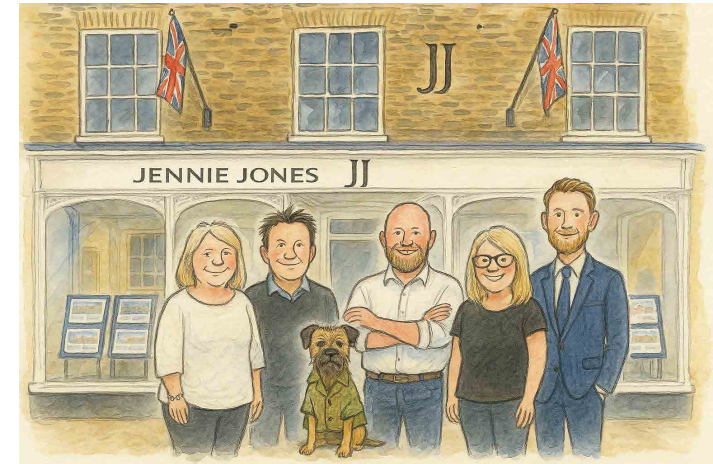


GROUND FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.7 SQ.M.)



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EST. **JJ** 1993

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