

JENNIE JONES

EST. 1993

ESTATE AGENTS



KELTON COTTAGE

Benhall | Suffolk

£550,000





1 KELTON COTTAGES, SILVERLACE GREEN, BENHALL, IP17 1JH

**A BEAUTIFULLY UPDATED COUNTRYSIDE COTTAGE ENJOYING AN
EXCEPTIONAL RURAL SETTING SURROUNDED
BY GLORIOUS SUFFOLK FARMLAND.**

- Entrance Porch • Utility/Shower Room • Kitchen/Dining • Sitting Room •
- Principal Bedroom with En-suite Shower Room • Two Further Bedrooms • Family Bathroom •
- Large Mature Garden • Driveway Parking • Detached Garage •

Saxmundham - 3 miles / Aldeburgh - 9 miles / Woodbridge - 11 miles





The Property

1 Kelton Cottage presents a rare opportunity to acquire a beautifully improved home, offering all the requirements of modern living whilst retaining the internal features and character of a cottage, with far reaching rural views in every direction with the sunrise, sunset, dark skies and beautiful walks from the doorstep part of daily life.

The current owners have undertaken extensive improvements to the property, including the installation of a replacement oil-fired boiler and heating system, stylish new bathrooms and a beautifully appointed kitchen, creating a home that combines modern comfort with charming countryside character.

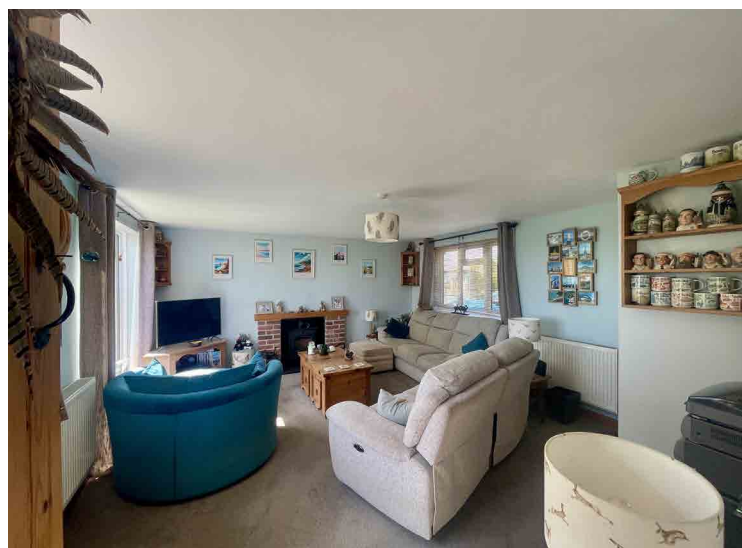
The accommodation is well planned and generously proportioned, extending to approximately 1,466 sq ft. A welcoming entrance porch leads through to a useful ground floor utility and shower room and into the impressive kitchen/dining room with original fireplace, which forms the heart of the home. Beautifully fitted and with integrated appliances, the space is filled with natural light and enjoys the beautiful views over the surrounding gardens and countryside with access to the gardens via a stable door.

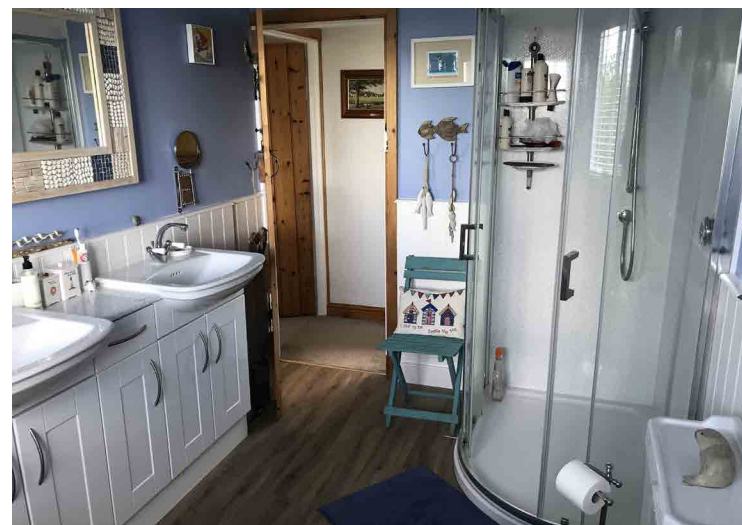
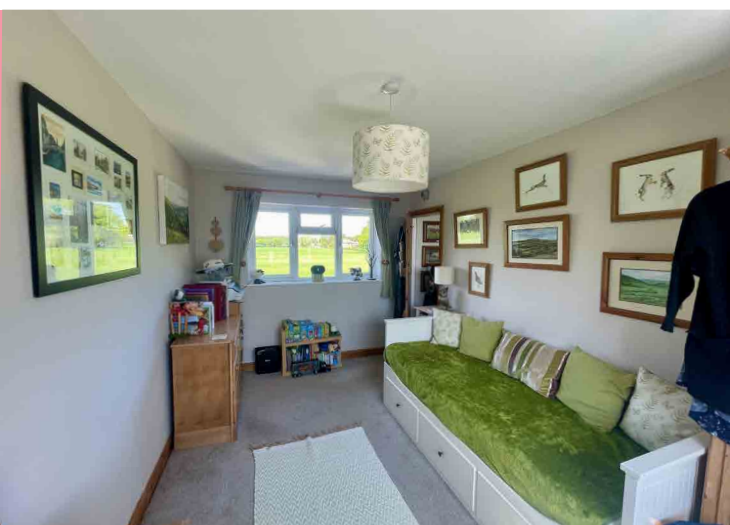
The spacious sitting room is equally impressive, featuring a fireplace with inset stove and a large walk-in storage cupboard, overlooking the gardens, creating a wonderful bright space for relaxing. To the first floor, the landing gives access to three double bedrooms, including a principal bedroom with ensuite shower room, together with a beautifully refitted family bathroom featuring a roll top bath, his and hers sinks and a large walk-in shower.

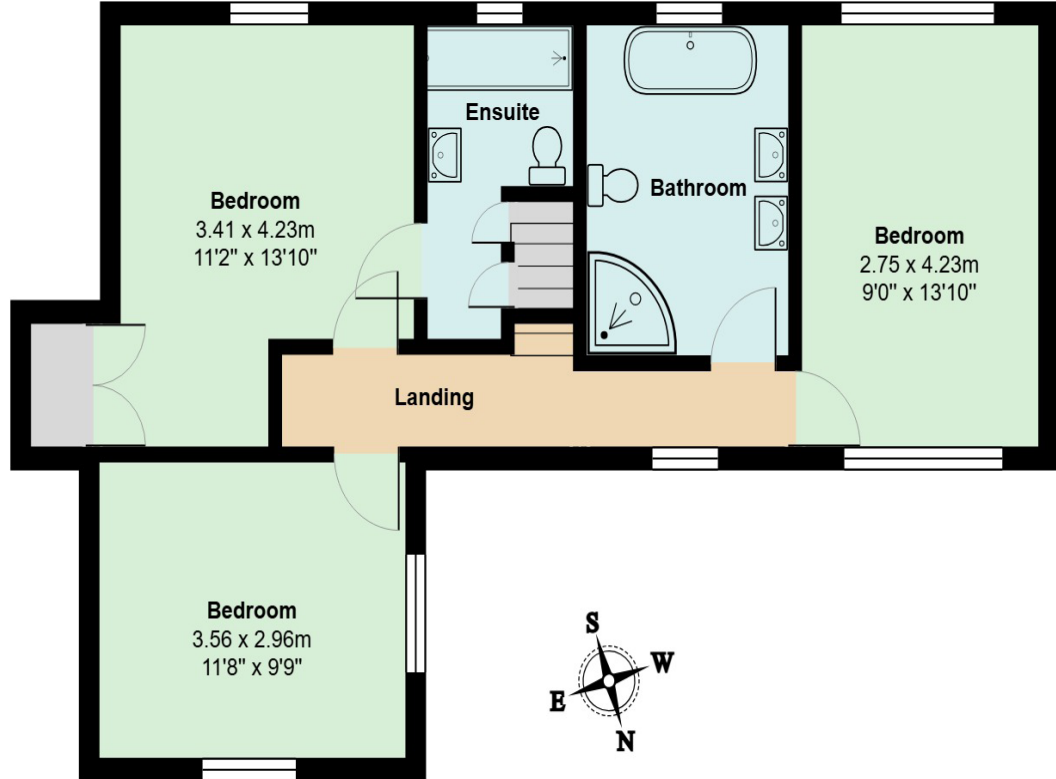
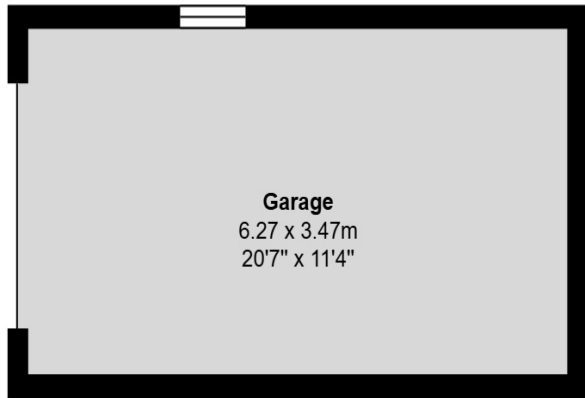
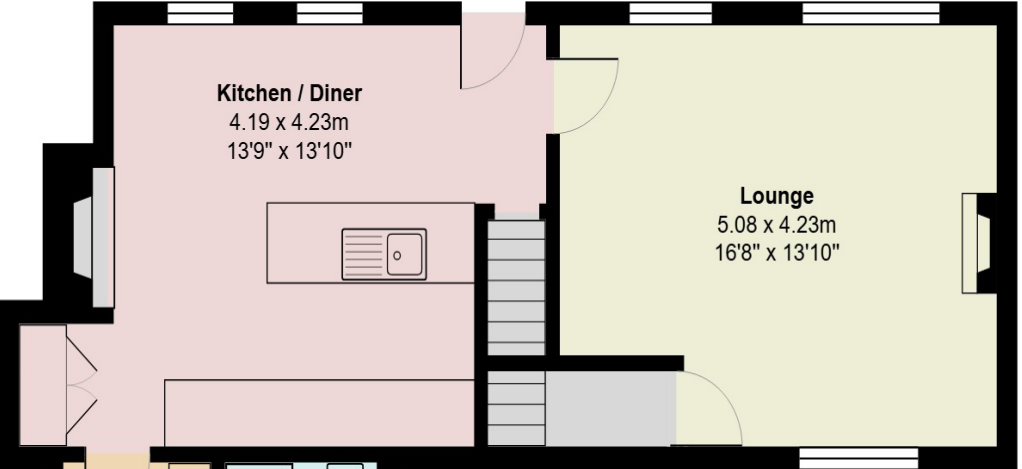
Outside

Outside, the property enjoys stunning mature gardens which have been thoughtfully landscaped to make the most of the exceptional setting.

There are lawns, well-stocked flower beds, seating areas and wonderful open views across the rolling Suffolk countryside. An insulated, year-round garden office/studio (2.2m x 2.2m) , complete with light and power, provides a peaceful workspace away from the main house.







Total Area: 136.2 m² ... 1466 ft²

A large summerhouse (3.8m x 3.2m) offers a tranquil leisure space surrounded by nature and also provides additional summer sleeping accommodation for visiting guests. A substantial garage with roof space and private parking for several cars complete the property.

Location

Occupying a truly idyllic position in the heart of the Suffolk Coastal area, the hamlet of Silverlace Green is a hidden gem. Whilst being located on the Sweffling side of the A12, it is part of the wider parish of Benhall with a thriving and welcoming community offering many activities for residents. Offering residents an enviable lifestyle, it sits just one mile from the A12 at Farnham, 3 miles from the train station and amenities of Saxmundham, 6 miles from the popular market town of Framlingham and 8 miles from the heritage coast at Aldeburgh.

Services

Mains electricity and water. Private drainage. Oil fired central heating.

EPC Rating

D

Council Tax- East Suffolk Council Council Tax Band: B



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