



JENNIE JONES

EST.  1993

ESTATE AGENTS

THE OLD SHOP

Snape | Suffolk

£385,000

THE OLD SHOP, THE HILL, SNAPE, SUFFOLK, IP17 1RJ

Snape Maltings – 1 mile
Saxmundham – 4 miles
Aldeburgh – 6 miles

- Entrance Hall ● Sitting Room ● Kitchen ●
- Three Bedrooms ● Ensuite ● Family Bathroom ●
- Enclosed Read Garden ● Parking ●

The Property

The Old Shop is one of those houses that rather belies its age. Although modern in construction, there is a warmth and individuality to the property that gives it much more of the feel of a traditional Suffolk cottage.

The entrance hall leads into the heart of the house, a superb 20' x 20' sitting and dining room. Wonderfully sociable, it is large enough for distinct sitting and dining areas without feeling divided. Wood flooring and a wood-burning stove add warmth and character, while windows to the front provide natural light and glazed double doors open directly onto the garden. Equally suited to quiet evenings by the fire or entertaining with friends, it is a particularly inviting room.

The adjoining kitchen continues that easy going feel, fitted with a range of painted cabinetry and timber effect work surfaces, with ample space for a breakfast table. A glazed door opens directly onto the garden, making it particularly practical during the warmer months.

Upstairs, the landing gives access to three bedrooms. The principal bedroom is a comfortable double and benefits from its own en-suite shower room, while the second bedroom is another particularly generous room. The third bedroom provides useful flexibility as a single bedroom, guest room or home office.

A WONDERFULLY INDIVIDUAL THREE BEDROOM HOME IN THE HEART OF SNAPE, COMBINING THE COMFORTS OF A MODERN PROPERTY WITH ALL THE WARMTH AND CHARACTER OF A SUFFOLK COTTAGE.



There is also a separate family bathroom, attractively finished with a modern white suite and rooflight bringing natural light into the room.

Outside

The garden feels entirely in keeping with the house, with a charming cottage-style character created by mature planting, established shrubs, pots and informal seating areas. A paved terrace adjoins the house, providing a natural extension of the living space in summer, while part-walled boundaries and established planting add privacy and enclosure. There is also the valuable benefit of a garage, particularly useful given the property's central village position.

The Location

Snape is a particularly appealing Suffolk village, combining a strong community with an exceptional setting close to the Heritage Coast. The village has two historic pubs and is close to the River Alde and renowned Snape Maltings, with its arts, shops, galleries, cafés, restaurants and riverside walks.

The surrounding countryside is equally attractive, with the Sailors' Path providing a beautiful route through the marshes towards Aldeburgh. Saxmundham, approximately four miles away, offers a wider range of everyday amenities and a railway station with connections towards Ipswich and London Liverpool Street.

The Suffolk Heritage Coast is also within easy reach, with Aldeburgh approximately six miles from Snape Maltings.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating.

Local Authority

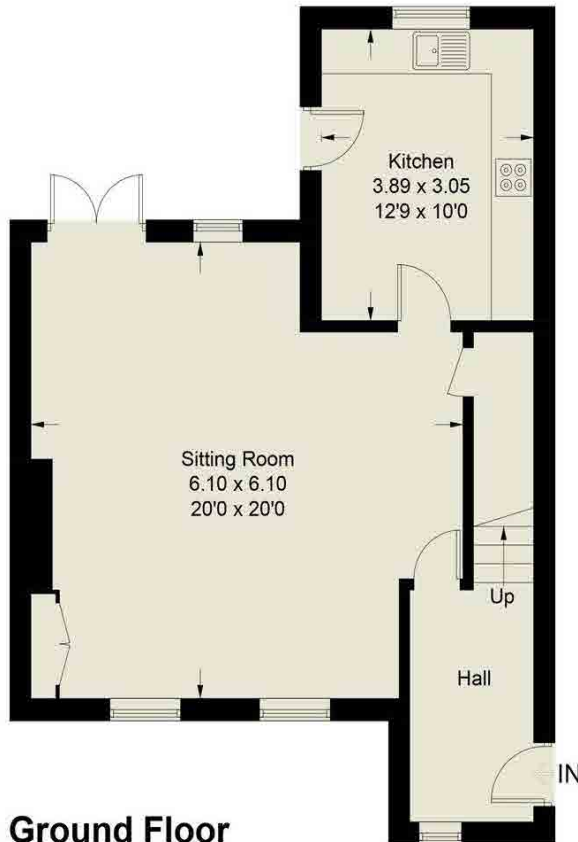
East Suffolk Council. Council Tax Band C

EPC Rating - D



The Old Shop, Snape

Approximate Gross Internal Area = 102.1 sq m / 1099 sq ft



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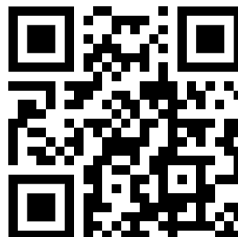
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