

JENNIE JONES

EST. 1993

ESTATE AGENTS



**SNAPE BRIDGE**

Snape | Suffolk

**£510,000**

# RAYBEL COTTAGE, SNAPE BRIDGE, SNAPE IP17 1ST

Saxmundham (shops & station): 3 miles

Aldeburgh: 5 miles

Woodbridge: 15 miles

- Entrance Porch ● Sitting Room ● Dining Room ●
- Kitchen ● Inner Hall ● Family Bathroom ●
- Three Bedrooms ● Master with ensuite WC ●
- Studio ● Generous Gardens and Parking ●

## The Property

Set well back from the road, Raybel Cottage is an attractive Victorian home offering characterful accommodation arranged over two floors, complemented by a particularly generous garden and off-road parking to the rear.

The property is entered via an entrance porch leading into a spacious sitting room, a welcoming room centred around a wood burning stove and enjoying good natural light through original sash windows. From here a separate dining room provides an excellent space for entertaining or family dining. To the rear of the property the kitchen is well arranged with fitted units, ample work surfaces and a roof lantern which allows natural light to flood the space. A rear hall leads through to the ground floor bathroom.

On the first floor there are three well-proportioned bedrooms arranged off the landing with the master bedroom offering ensuite WC.

Externally the property benefits from a particularly impressive rear garden which extends well behind the house and is laid predominantly to lawn with established planting, mature trees and seating areas. Within the garden sits a very useful purpose built summer house, ideal as a studio, garden office or hobby space.

To the rear of the property there is off-road parking for

## A charming Victorian semi detached home in the heart of Snape



several vehicles, accessed via a private road.

### The Location

Raybel is ideally positioned directly opposite the world renowned Snape Maltings Concert Hall. The village of Snape is one of the most desirable locations in the Alde Valley and is widely known for the internationally celebrated Snape Maltings cultural centre.

The village offers a range of local amenities including shops, public houses, a popular village primary school, and scenic riverside walks along the River Alde.

The nearby market town of Saxmundham provides a wider range of everyday facilities together with a railway station offering direct services to Ipswich and connections through to London Liverpool Street.

### Services

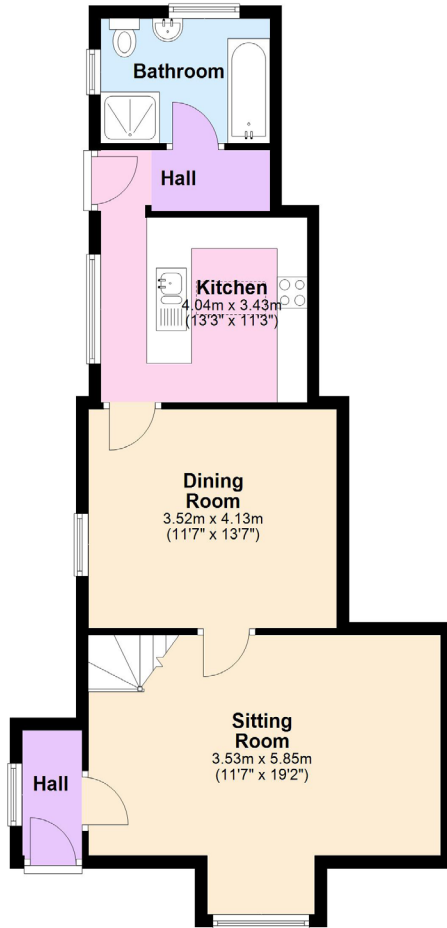
Shared Private Well, mains electricity, mains drainage.  
Calor Gas fired heating.

East Suffolk Council: Council Tax Band C

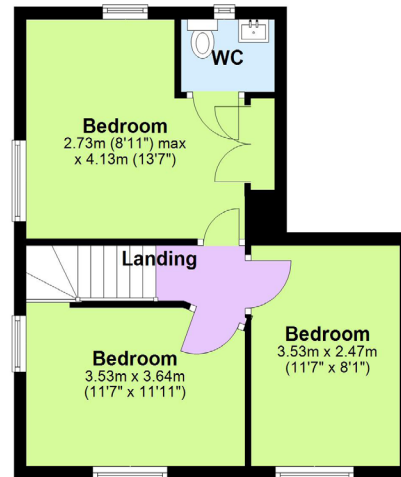
**EPC Rating: F**



**Ground Floor**  
Approx. 59.0 sq. metres (635.0 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 94.3 sq. metres (1014.6 sq. feet)



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