

An exceptional one bedroom former barn, converted to an extremely high standard and situated in a desirable location between Snape and Aldeburgh



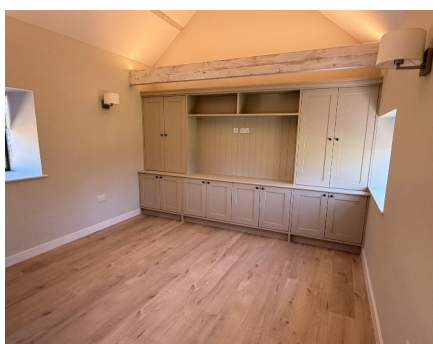
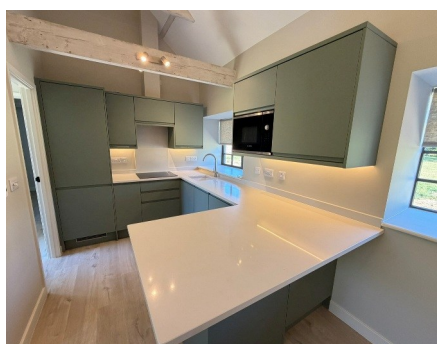
RENT

£1,000 PCM

Ref: R2581

Address

The Bothy
Friston
Saxmundham
Suffolk
IP17 1NL



A one bedroom recently converted barn. Entrance hall, open plan living / kitchen area with integrated appliances, main bedroom and shower room. Communal gardens and parking

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The Bothy is a newly constructed conversion and is located adjacent to Friston Hall on the Blackheath Estate.

Located on the outskirts of Friston, the property enjoys a highly desirable location between Aldeburgh and Snape. The village of Friston has a church, village hall and public house. Most everyday needs can be found in the nearby town of Saxmundham, about three miles to the north or in Leiston, just over three miles away.

Friston lies approximately four miles from the very well known coastal town of Aldeburgh one of the region's most desirable seaside towns. Aldeburgh has a thriving high street with many local and national shops and restaurants as well as a golf club and sailing club. The town is in the heart of the Suffolk Heritage Coast Area of Outstanding Natural Beauty. The village of Snape is within about three miles and here there is the famous Snape Maltings concert hall, home of the Aldeburgh Festival. The remaining areas of the Heritage Coast including Orford, Thorpeness, Walberswick and Southwold are all within easy reach. The nearest railway station is at Saxmundham from where there are connecting trains to Ipswich and some through trains direct to London's Liverpool Street station.

The Accommodation

The Bothy has been recently converted to an exceptional standard and is set within the picturesque grounds of Friston Hall. The property enjoys access to beautifully maintained communal gardens to the front, which include a pétanque pitch for residents to enjoy, along with the benefit of allocated parking.

Entering through a partially glazed door in to the Entrance Hall with a cupboard housing the controls for the underfloor heating and a pressurised tank.

Open Plan Living Area

The apartment features a superb newly fitted kitchen with integrated appliances, including a fridge freezer, slimline dishwasher, washer-dryer, electric oven, hob, and extractor hood. The bright living area benefits from a bank of fitted cupboards and shelving, providing excellent built-in storage, along with wall-mounted lighting. Dual-aspect windows flood the space with natural light and offer outstanding views over the courtyard and rear gardens.

Bedroom

The room features built-in wardrobes, spotlights set into the beams, and a window overlooking the front communal gardens.



Ensuite Shower Room

With double walk-in shower, vanity sink and low level flush WC. Inset spot lights. Heated towel rail and extractor fan.

Outside

The property is located at the end of a private driveway, adjacent to Friston Hall. The tenant will have the benefit of using and enjoying the large beautifully landscaped communal gardens which immediately adjoin The Bothy. There is also parking within the grounds and close to the property.



Viewing Strictly by appointment with the agent.

Services Mains water and electricity connected. Shared private drainage system. Biomass boiler with underfloor heating throughout. Fibre broadband.

- Sewerage £30 pcm
- Electricity 27.47 p/kWh
- Water £2.00 per unit
- Biomass £6.00 p/kWh
- Broadband £50 pcm (£42 plus VAT)

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

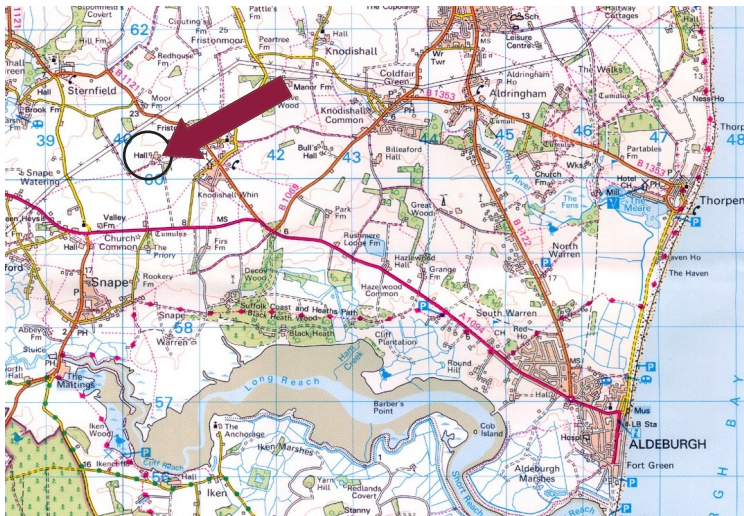
Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn

July 2026



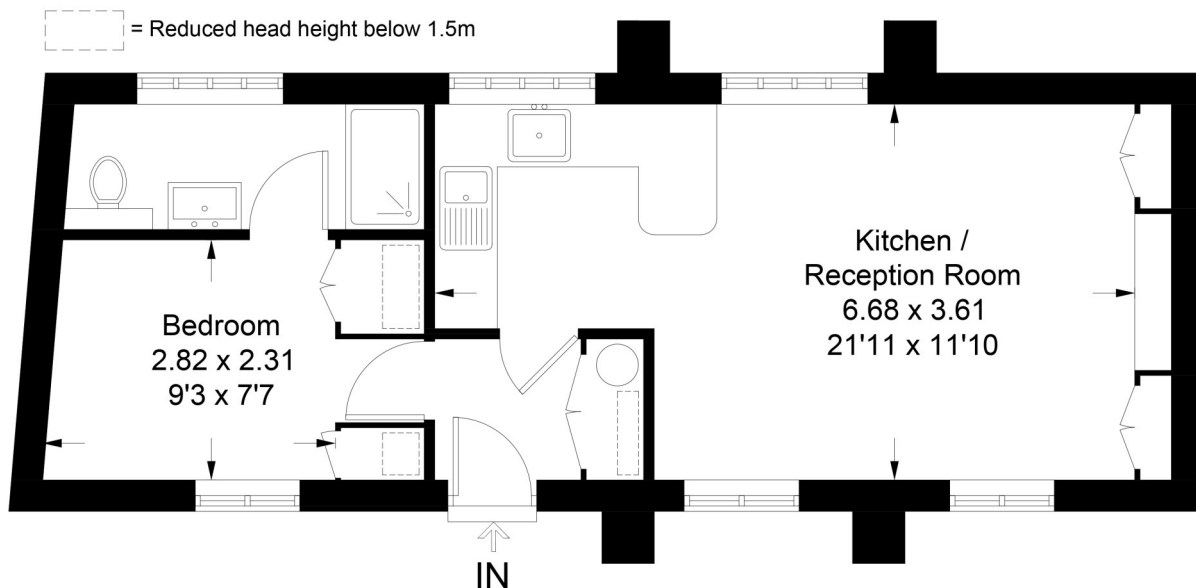
Directions

From the Agent's office, proceed south long the B1116 through to Wickham Market. Turn left onto the A12 and continue on this road for approximately five miles passing through the villages of Great Glemham and Stratford St Andrew. Take the right hand turning onto the A1094 signposted Aldeburgh and Leiston and continue for approximately three miles, bypassing the village of Snape and continuing towards Aldeburgh. After approximately half a mile, the entrance to Friston Hall is situated on your left and as identified by the Clarke and Simpson "To Let" board. Continue down the long tree lined tarmac driveway, turning left at the top and pulling into the parking area. The property is located to the left.

For those using the What3Words app:

///electrode.vows.attitudes

Approximate Gross Internal Area = 38.5 sq m / 414 sq ft



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.