

PINE COTTAGE

Aldringam | Suffolk

£455,000

PINE COTTAGE, THE FENS, ALDRINGHAM, IP16 4QR

Thorpeness – 1.5 miles
Aldeburgh – 2.5 miles
Leiston – 2.5 miles
Saxmundham – 6 miles

• Entrance Porch • Kitchen • Roilet and Shower Room •
• Sitting Room • 3 Bedrooms •
• En-suite • 0.6 Acre Plot •

The Property
Rarely do opportunities such as this become available.

Quietly tucked away along the peaceful and highly regarded lane known as The Fens, Pine Cottage occupies an exceptional plot extending to approximately 0.6 acres, offering buyers an exciting opportunity to create a truly special home in one of the Suffolk Coast's most desirable settings.

The detached bungalow provides well-balanced accommodation comprising an entrance hall, generous sitting room centred around an attractive fireplace, kitchen, utility room with rear porch, three bedrooms, an en-suite bathroom serving the principal bedroom and a separate family bathroom.

Whilst the property would now benefit from a programme of updating, it presents the perfect blank canvas for buyers wishing to create a home tailored entirely to their own tastes and lifestyle.

Outside
Outside, the gardens are undoubtedly one of Pine Cottage's greatest assets. Extending to approximately 0.6 acres, they are predominantly laid to lawn with a wonderful variety of mature trees and established planting, creating an exceptional degree of privacy and tranquillity.

A RARE OPPORTUNITY TO CREATE YOUR DREAM HOME IN ONE OF THE SUFFOLK COAST'S MOST PEACEFUL AND SOUGHT AFTER LOCATIONS







Backing directly onto the adjoining nature reserve, the property enjoys beautiful uninterrupted surroundings where wildlife and birdsong become part of everyday life. Whether your ambition is to sympathetically modernise the existing bungalow, extend (subject to the necessary planning consents) or simply enjoy the remarkable setting, Pine Cottage represents an increasingly rare opportunity along the Suffolk Heritage Coast.

Location

The Fens is one of the Suffolk Coast's hidden gems, offering a peaceful setting between the sought-after villages of Aldringham and Thorpeness. With minimal passing traffic and beautiful countryside on the doorstep, it is ideal for those seeking privacy and tranquillity. Thorpeness and Aldeburgh's beaches, shops and restaurants are all within easy reach, while Leiston, Saxmundham and the A12 provide excellent connectivity. Properties in this exclusive location rarely come to market, making Pine Cottage a truly special opportunity.

Services

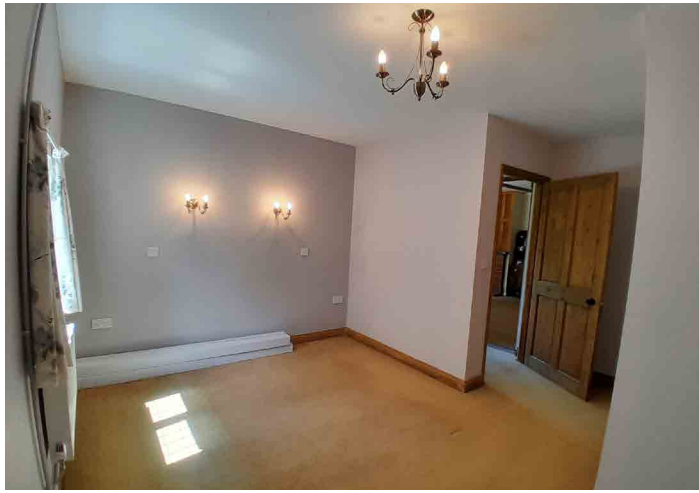
Oil fired central heating. Mains electricity. Private drainage via septic tank. Water by private Bore hole.

Local Authority and Council Tax Band

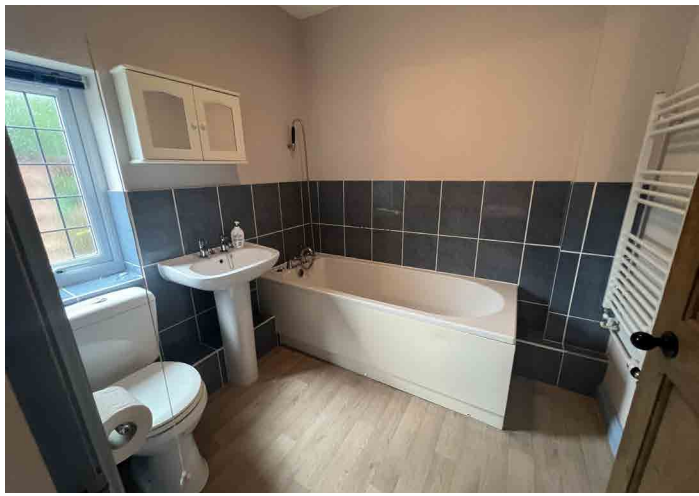
East Suffolk Council.
Council Tax Band: TBC

EPC Rating - D





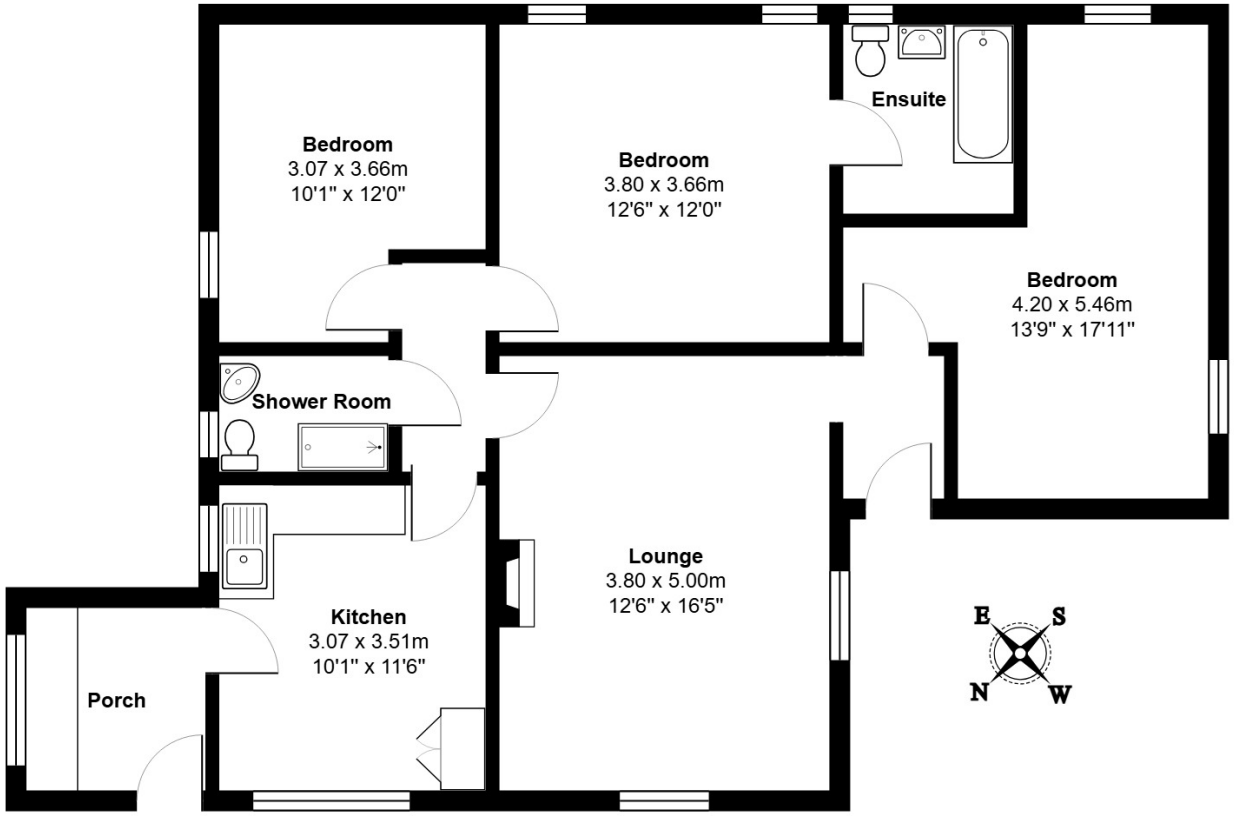








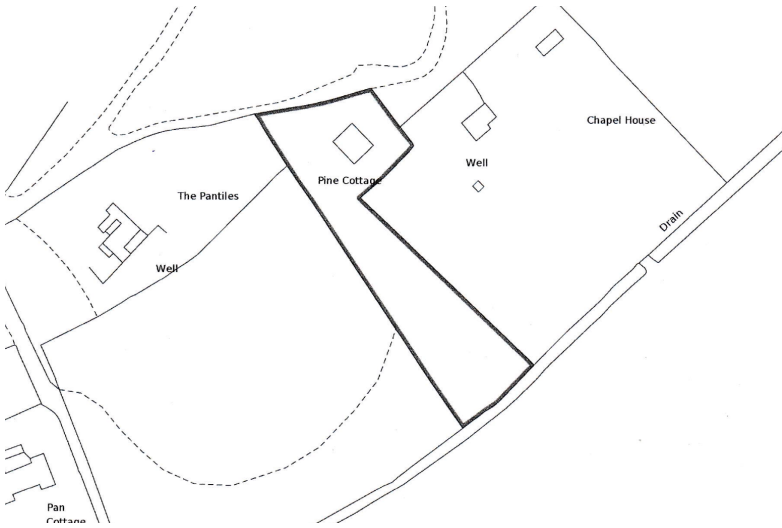








Total Area: 90.4 m² ... 973 ft²



JENNIE JONES

EST. 1993

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