

# Foundry House, 19 Smyth Close

Peasenhall, Saxmundham, Suffolk, IP17 2HE

DURRANTS  
SINCE 1853





A stunning and imaginative conversion of a former foundry building located in a quiet development in the sought-after and well served village of Peasenhall with a well stocked village shop, well regarded delicatessen, Emmetts, tea shop, award winning butchers and an active village hall .

The Heritage Coast is just 9 miles to the east, with the popular coastal centres of Dunwich, Minsmere (home to the BBC Springwatch series), Walberswick, Thorpeness, Southwold and Aldeburgh. Snape Maltings, the home of the Aldeburgh Music Festival and the Britten-Pears School, is 11 miles away. The medieval town of Framlingham, with its historic medieval Norman castle, is just 7 miles, as is Saxmundham, which has a vibrant high street and both Waitrose and Tesco supermarkets, as well as a railway station. Darsham railway station, which links to London's Liverpool Street station via Ipswich, is just over 5 miles, and the A12 trunk road, which provides access to both the north and south of the county is just over 4.5 miles to the east.

Three large arched windows allow copious amounts of light to flood this lovely room and allow uninterrupted views of The Church of St. Michael, oak effect flooring and a gas 'coal effect' stove enclosed by a timber 'Adam' style fire surround. Returning to the hall a timber panel door opens into the STUDY, another light room with a pair of windows to the garden and door to rear entrance hall. From the hall a door opens into the large KITCHEN/DINING ROOM with a range of base and wall units with granite work surfaces, 'Rangemaster' cooking range, with extractor hood above, integral 'Bosch' dishwasher, ceramic tiled floor, windows to front garden. Above the full height dining area are 'Velux' rooflights, and a full height arched window to the church allow this room to be beautifully light. Fully glazed doors open onto the flagged seating area outside and a pair of French doors give access to the sitting room.

The beautifully presented accommodation comprises; Entrance door to HALLWAY with doors to STORAGE CUPBOARD and CLOAKS CUPBOARD, CLOAKROOM/WC ceramic tiled flooring, stairs to first floor, a pair of French doors open into the impressive full height SITTING ROOM with mezzanine landing above.







Rear ENTRANCE HALL with double doors to hanging space and a further door to UTILITY CUPBOARD with space and plumbing for washing machine and tumble dryer with shelving above, half glazed door to front garden and door to kitchen.

#### FIRST FLOOR

Half landing with doors to AIRING CUPBOARD and full height MASTER BEDROOM with EN-SUITE shower room/WC., FAMILY BATHROOM/WC., BEDROOM TWO with windows to garden.

#### MEZZANINE FLOOR

BEDROOM THREE/OFFICE fitted bookshelves window to side.  
BEDROOM FOUR/DRESSING ROOM fully fitted wardrobes with bi-fold doors.

#### OUTSIDE

Approached via an iron gate with a flagged path to the main entrance door to the side. The garden is mainly laid to lawn with shrubs and borders with a flagged and cobbled reserve for garden statuary enclosed within boarded fencing. A flagged path leads around the house to a flagged area beneath a pagoda for entertaining. To the rear of the garden is a STUDIO/OFFICE 14' 10" x 9' 6" with power and light, ceramic tiled flooring and arched gothic windows to garden. A useful workshop 10' 9" x 9' 10" with power and light, rooflight, work bench and drawers, arched gothic windows to garden. Between the studio and workshop a door opens into the DOUBLE GARAGE 18' 3" x 18' with power and light and a pair of up-and-over doors.

SERVICES: Mains drainage, water and electricity, oil fired central heating

LOCAL AUTHORITY: Suffolk Coastal Council 0139438378. TAX BAND: 'F'

VIEWING: Strictly by appointment





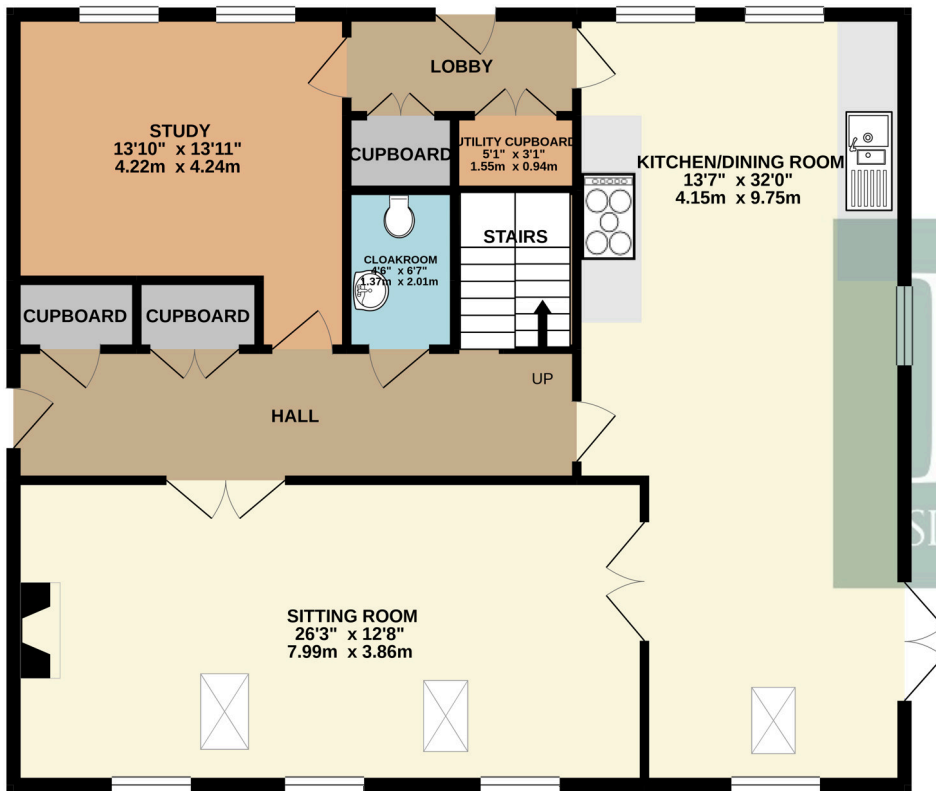
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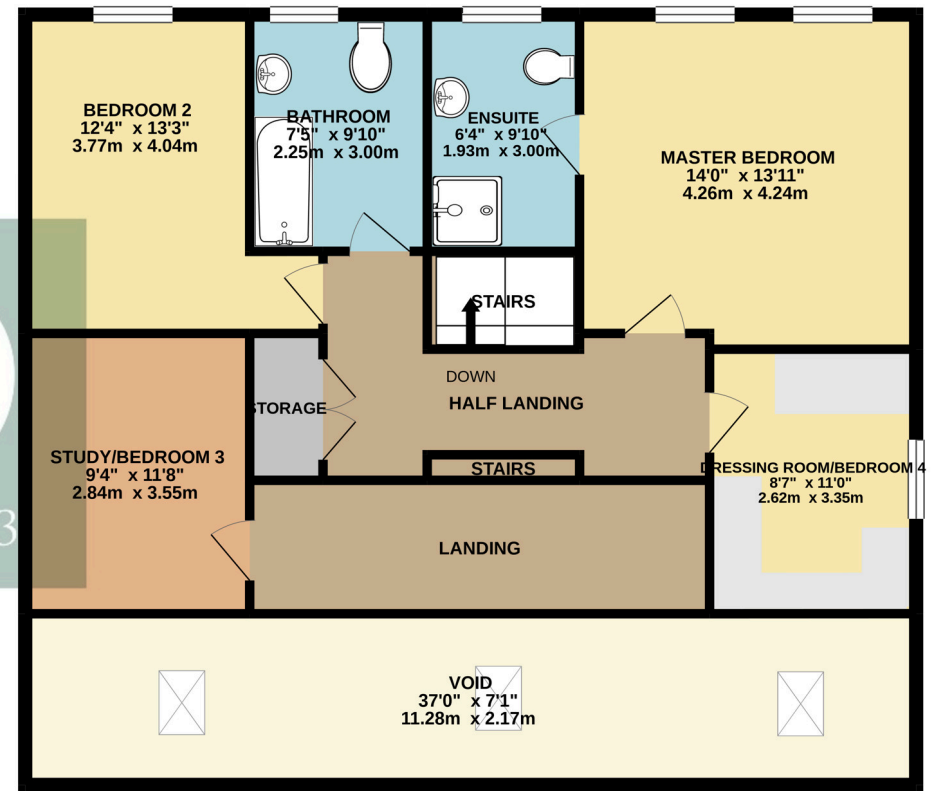


FLOOR PLAN

GROUND FLOOR  
1177 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



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