



THE
LARK
PARTNERSHIP



Silverlace Green | Benhall | Suffolk

An idyllic lifestyle...

Surrounded by open Suffolk countryside and occupying a delightful plot of approximately a quarter of an acre, this charming three-bedroom semi-detached cottage beautifully combines period character with modern family living. Originally dating back to around 1890, with a later extension completed during the 1960s/70s, the property enjoys uninterrupted rural views, generous gardens, a detached garage, home office and a variety of versatile outbuildings, creating an idyllic lifestyle opportunity.

The property is approached via a generous shingle driveway providing ample off-road parking, leading to the detached single garage with power, lighting and boarded loft storage. A welcoming entrance hall offers useful built-in storage, with a cupboard housing a freestanding fridge/freezer, before leading into the heart of the home.

The impressive kitchen/dining room has been thoughtfully designed as a sociable space, centred around a substantial island with ceramic sink. A Rangemaster cooker (available by separate negotiation), integrated dishwasher and integrated fridge complement the country-style cabinetry, whilst the original fireplace, complete with log-burning stove, creates a wonderfully cosy atmosphere. Large windows frame beautiful views across the surrounding countryside, making this an exceptional space for both everyday family life and entertaining.





Welcoming spaces...

Adjoining the kitchen, the spacious sitting room continues the cottage's character with a second log-burning stove, creating a warm and inviting retreat, whilst enjoying lovely views over the gardens.

Completing the ground floor is a practical utility/shower room incorporating a shower cubicle, WC, wash hand basin, plumbing for a washing machine and housing the oil-fired boiler.





Peaceful retreats...

The first floor offers three generously proportioned double bedrooms, all enjoying pleasant outlooks across the surrounding gardens and fields. The principal bedroom benefits from its own en-suite shower room, together with loft access via a fitted ladder to a partially boarded and fully insulated loft, whilst useful over-stairs storage further enhances practicality.

The remaining bedrooms are served by a beautifully appointed family bathroom featuring a freestanding roll-top bath, separate shower enclosure, twin wash hand basins, WC and heated towel rail, providing a luxurious space to relax and unwind.



Beautiful gardens...

Outside, the gardens are undoubtedly one of the property's finest features. Beautifully landscaped and thoughtfully arranged, they offer a wonderful blend of lawned areas, colourful flower borders, mature planting and a variety of seating areas from which to enjoy the peaceful surroundings. A south-facing patio and low-maintenance artificial lawn provide the perfect setting for outdoor dining and entertaining. A collection of versatile outbuildings further enhances the property's appeal. The detached office is fully insulated, double glazed and benefits from power, lighting and Wi-Fi connectivity, making it ideal for home working. A charming summer house provides an additional retreat, while the potting shed and children's playhouse complete the garden beautifully. The heated cabana, together with the home office, is available by separate negotiation, offering further flexibility depending on a purchaser's requirements.



Location...

Occupying an idyllic position within the picturesque hamlet of Silverlace Green, this delightful cottage enjoys the very best of Suffolk's rural lifestyle. Forming part of the wider parish of Benhall, the area is renowned for its welcoming community, annual village show and beautiful network of countryside walks, with the nearby River Alde and surrounding woodland offering endless opportunities to explore.

Despite its peaceful setting, the property is exceptionally well connected. The thriving market town of Saxmundham, approximately three miles away, provides an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, medical facilities and a railway station offering regular services via the East Suffolk Line, with connections to London Liverpool Street.

The historic market town of Framlingham lies approximately six miles to the west, whilst the highly sought-after Suffolk Heritage Coast, including the popular seaside town of Aldeburgh, is just eight miles away, offering renowned restaurants, boutique shops, galleries and beautiful beaches. Snape Maltings, Southwold, Thorpeness and the RSPB reserve at Minsmere are all within easy reach, making this an outstanding location from which to enjoy the very best of Suffolk's countryside and coastline.

Set against a stunning backdrop of rolling farmland, this delightful cottage offers an enviable combination of character, modern comforts and exceptional outside space, making it perfectly suited to those seeking a peaceful countryside lifestyle without compromising on practicality.





Key Information

LOCAL SCHOOLS:

- Benhall St Mary's Church of England Primary School, Benhall Green, approximately 2 miles from the property. Rated Good.
- Snape Community Primary School, Snape, approximately 4 miles from the property. Rated Good.
- Saxmundham Primary School, Saxmundham, approximately 3 miles from the property. Rated Good.
- Alde Valley Academy, Leiston, approximately 5 miles from the property. Rated Good.
- Thomas Mills High School, Framlingham, approximately 7 miles from the property. Rated Good.
- Framlingham College, Framlingham, approximately 7 miles from the property.
- Saint Felix School, Reydon, approximately 14 miles from the property.

LOCAL AUTHORITY:

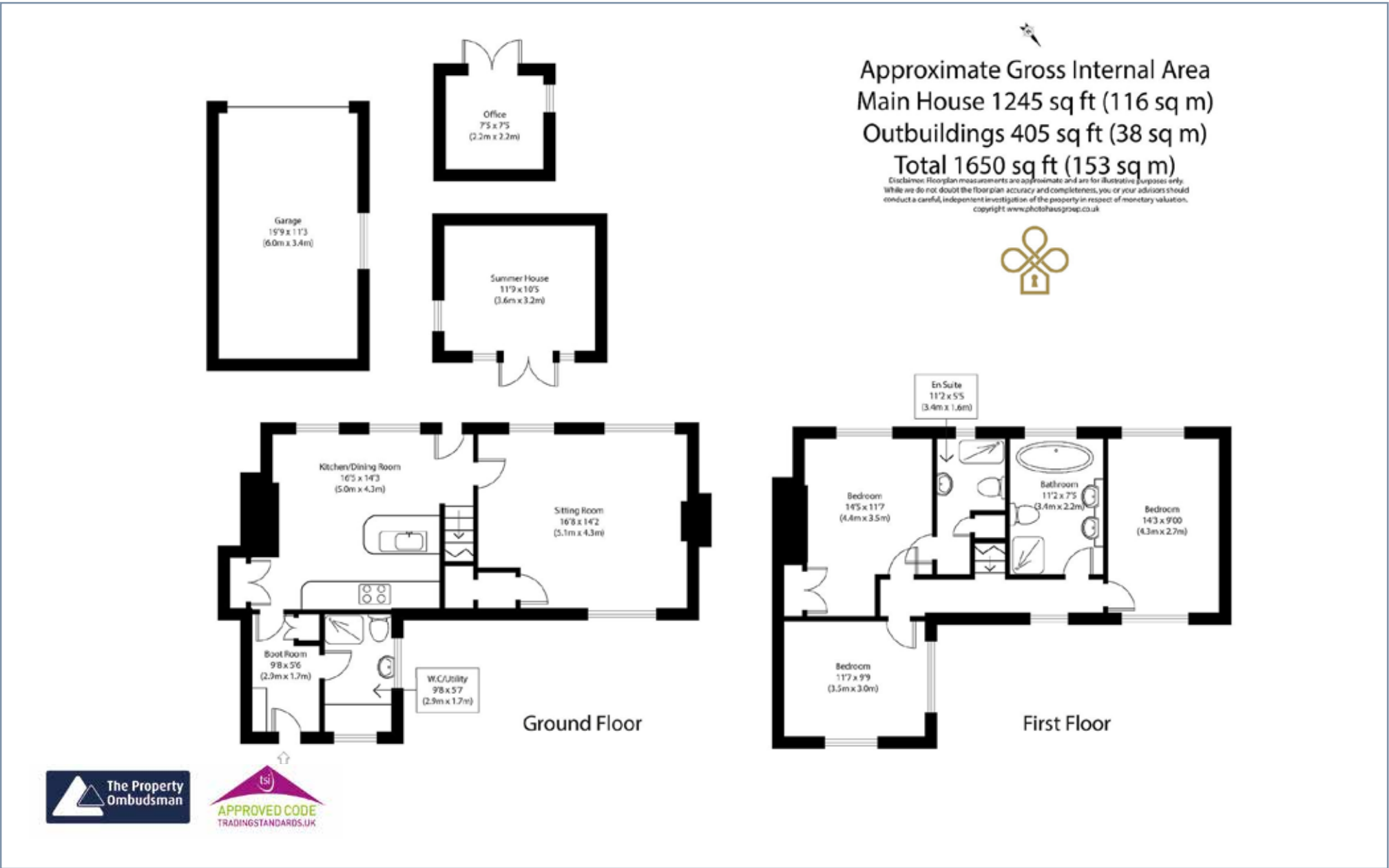
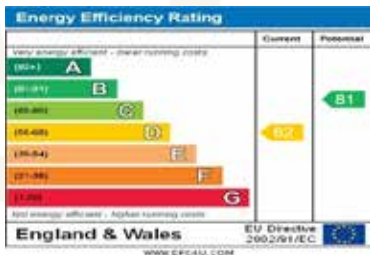
East Suffolk Council
Council Tax Band B

TENURE:

Freehold

SERVICES:

Heating Type Oil
Electricity Mains
Water Mains
Sewerage Septic Tank



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Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3333 606606 E info@thelarkpartnership.co.uk