

JENNIE JONES

EST. 1993

ESTATE AGENTS

FAIRFIELD ROAD

Saxmundham | Suffolk

£535,000

ROSEMOUNT, 61 FAIRFIELD ROAD, SAXMUNDHAM, IP17 1BB

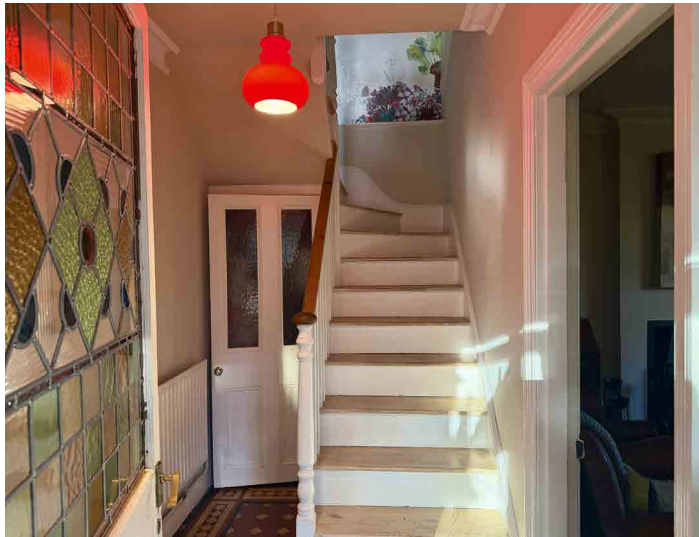
A CHARACTERFUL PERIOD HOME WITH WONDERFUL GARDENS, ARTIST'S STUDIO AND EXCITING POTENTIAL

Saxmundham High Street & Railway Station – 0.3 miles
Snape Maltings – 5 miles
Sizewell – 6 miles

• Entrance Porch • Sitting Room • Dining Room • Kitchen • Cloakroom • Three Bedrooms • Family Bathroom • Artist Studio • Mature Garden • Planning Permission to Extend •







The Property

There are some houses that immediately capture your imagination, and Rosemount is certainly one of them.

Occupying a generous and established plot along Fairfield Road, this handsome detached period home offers a wonderful combination of architectural character, comfortable family accommodation and exciting possibilities for the future.

Coming to the market for the first time in 20 years, Rosemount has clearly been a much-loved home. Whilst certain areas would now benefit from updating and refurbishment, the underlying appeal is unmistakable. Its attractive elevations, original stained glass, quarry tiled floors, generous rooms and delightful gardens provide all the ingredients for a truly special family home.

A particularly charming entrance porch, with extensive glazing and a beautiful stained glass front door, provides a welcoming introduction. The porch is a wonderfully useful space in its own right, with room for coats, boots and even somewhere to sit and enjoy the garden.

Beyond, the entrance hall retains its original quarry tiled flooring and an attractive staircase rises to the first floor. The

period detailing immediately establishes the character that continues throughout the house.

The sitting room is a comfortable and inviting reception room, enjoying a square bay window overlooking the garden. With its fireplace, traditional proportions and attractive decorative cornicing, it provides a lovely space in which to relax.

The separate dining room is another particularly appealing room, again featuring a square bay window, together with an attractive fireplace housing a multi-fuel stove, decorative detailing and wonderfully individual painted wood flooring.

There is ample space for a substantial dining table, making this a room perfectly suited to family gatherings and entertaining.

An open connection leads through to the kitchen, creating a sociable arrangement between the two spaces. The kitchen is fitted with a range of cabinets, work surfaces and appliances, with a window overlooking the garden. Whilst perfectly usable, it offers considerable scope for a purchaser to introduce their own ideas and create a kitchen more suited to contemporary family life.

A ground floor cloakroom completes the accommodation on this level.

The staircase rises to a first floor landing, where further original stained glass provides another lovely reminder of the property's period origins.

There are three double bedrooms, two of which enjoy attractive large windows, with decorative stained glass detailing adding to their individual character.

Throughout the house, the combination of original architectural features, interesting spaces and natural light creates a property with a warmth and individuality that is increasingly difficult to find.



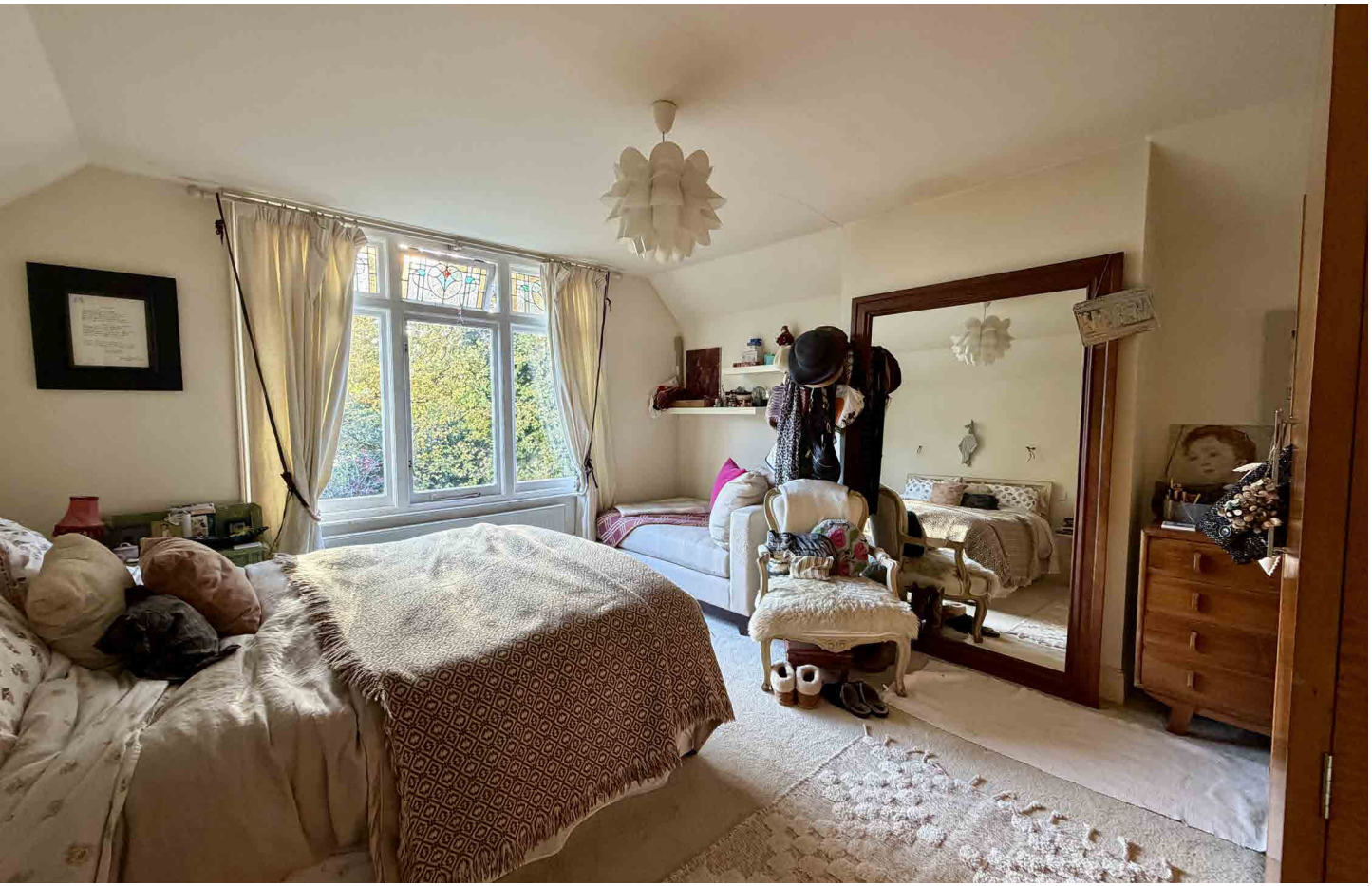
















The family bathroom serves the first floor accommodation.

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Outside

The property stands within a generous, established plot, with extensive lawned areas, mature trees, shrubs and established boundaries providing a wonderful sense of space and seclusion.

There is ample opportunity for keen gardeners to further develop the grounds, whilst families will appreciate the space for children to play and the freedom to enjoy outdoor living.

A separate garage adjoins the house. There is also rear vehicular access to the garden.

The Location

Fairfield Road is a popular residential location in Saxmundham, conveniently placed for the town centre and its excellent range of amenities, including independent shops, cafés, pubs, supermarkets, schools and a railway station.

Rail services provide connections towards Ipswich and Lowestoft, with onward links to London Liverpool Street.

The Suffolk Heritage Coast is also within easy reach, with Aldeburgh, Thorpeness, Snape and Dunwich offering beautiful coastal walks, sailing and cultural attractions.

Rosemount is ideally positioned for enjoying the convenience of town living alongside the nearby coast and countryside.

Services -Mains electricity, water, drainage and gas are connected. Gas heating via radiators, served by a relatively recently installed boiler.



Local Authority and Council Tax - East Suffolk Council. Council Tax Band: E

EPC - E

The Artist's Studio

Without question, one of the standout features of Rosemount is its impressive detached timber-framed studio.

An exceptionally attractive building in its own right, the studio features dark weatherboarded elevations, a pitched roof with rooflights, glazed double doors and a covered veranda extending across the front.

Set within the garden, it offers a wonderful retreat away from the main house.

Currently providing creative studio space, it could lend itself to a variety of uses, including an artist's or craft studio, home office, music room or peaceful garden retreat, subject to any necessary consents.

The covered veranda provides a delightful place to sit and enjoy the garden, adding considerably to the building's charm and versatility.









Total Area: 132.9 m² ... 1430 ft²







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The Property Ombudsman



existing front elevation 1:100



existing side elevation 1:100



existing rear elevation 1:100



existing side elevation 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

NOTES
All dimensions must be checked on site and not scaled from this drawing.

FOR SCALE BAR REFER to DRG. No. 01

E		
D		
C		
B		
A	JULY 20	Finalised for planning applic.
	Date	Revisions

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Client
D. EIDSON

Job Title
PROPOSED TWO/SINGLE STOREY REAR EXTENSION TO 61 FAIRFIELD ROAD. SAXMUNDHAM. IP17 1BB

Drawing Title
PLANS
ELEVATIONS

Scale various

Date JUNE '20 | Drawn by MAP

Drg. No. 02 | Rev. A

PENNINE DOS

Potential to Extend
Adding to the considerable appeal of Rosemount is the opportunity to further enhance and extend the accommodation.

Planning permission was granted by East Suffolk Council under application reference DC/20/2806/FUL for a two/single-storey rear extension, designed to provide a family room and utility room at ground floor level, together with an additional bathroom and en-suite facilities on the first floor.

The drawings provide an excellent illustration of how the accommodation could be developed to suit modern family living, subject to obtaining fresh planning consent and any other necessary approvals.

For purchasers looking for a property to improve over time, this represents an exciting opportunity to create a home tailored to their own requirements, whilst retaining the character and charm that make Rosemount so special.

Agent's Note
We understand excavation of the foundations has commenced in connection with the approved planning permission



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