

A pretty red brick three bedroom semi-detached cottage in a rural position overlooking farmland to front and rear, on the outskirts of the popular village of Aldringham and a short distance from the Heritage coast at Thorpeness.



Guide Price

£345,000

Freehold

Ref: P7837/B

Address

2 Keepers Cottage
Aldringham
Leiston
Suffolk
IP16 4QY



Entrance hall, sitting room, kitchen/dining room, inner hall, ground floor cloakroom and boot room.

Two first floor double bedrooms and family bathroom.

Second floor attic bedroom.

Gardens to front, side and rear. Brick outbuilding with power and light. Detached garage.

Ample off road parking.

Farmland views.

Contact Us



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Location

1 Keepers Cottage is located in the Parish of Aldringham, in a rural location set well back from the Thorpeness Road and just over two miles from the centre of the coastal village of Thorpeness with its meare, golf club and country club. Aldringham itself benefits from a popular dining public house, the Parrot & Punchbowl, and is in an ideal location from which to explore Suffolk's Heritage Coast with its many and varied attractions. It is approximately 4 miles to the north of the coastal town of Aldeburgh with its wide offering of shops, cafes, restaurants and its annual carnival. Also within the vicinity are historic castles at Framlingham and Orford, and the famous concert hall at Snape Maltings, which holds a wide variety of musical events throughout the year. The bird sanctuary at Minsmere is also within easy driving distance. Day to day shopping can be found in the town of Leiston, which is about 1 mile to the north of the property, and at Saxmundham, approximately 6 miles to the north-west, which offers Waitrose and Tesco supermarkets together with a railway station with regular services to Ipswich where connecting trains to London's Liverpool Street Station can be taken.

Description

2 Keepers Cottage, Aldringham is a charming three bedroom semi-detached, red brick period cottage with accommodation well laid out over three floors. The property is one half of a pair of semis, the second of which is also for sale and can be purchased individually or as a pair. The property sits in a rural location on the outskirts of the popular village of Aldringham, with rural views to the front and rear and being just a short drive from the Heritage Coast at Thorpeness. The cottage offers ample opportunity for an incoming purchaser to put their own mark on the property albeit, the property is presented in reasonable order throughout. The property benefits from double glazing and gas fired central heating.

The property is approached from the front via the brick covered storm porch with front door opening to the entrance hall where stairs rise to the first floor landing. A door leads from here to the sitting room, this is a dual aspect room with windows to front and rear with built-in cupboard under the stairs, red brick open fireplace with recessed wood burning stove and tiled hearth with mantel over, laminate style flooring and door to the kitchen/dining room. The kitchen has a window to rear, a matching range of fitted wall and base units with one and a half bowl single drainer ceramic sink unit with mixer tap over and tiled splashbacks. There is space for a gas or electric cooker with extractor hood over. A door leads to the inner hall and a further door to the downstairs cloakroom with low level WC, hand wash basin, extractor fan and radiator. A further opening leads to the rear boot room where there is a door to the rear courtyard.

From the first floor landing there are doors off to two bedrooms and the family bathroom. Bedroom one is a good sized double with window to rear and built-in airing cupboard with water cylinder and slatted shelving. Bedroom two is a smaller double bedroom with window to front and side, exposed floorboards and built-in wardrobe with hanging rail and shelf above. The family bathroom comprises exposed floorboards and window to side, panel bath with mixer tap over with shower attachment and glass screen in tiled surround, WC, hand wash basin and shaver point. From the first floor landing a second staircase that leads to a good sized double bedroom three with dormer window to front and window to side, exposed floorboards and eaves storage. Built in cupboard housing the water cylinder.

Outside

The property is approached via a track where there is parking for several vehicles to the rear where there is a pre-cast concrete garage with up and over door. Here there are two timber sheds. To the front of the cottage is a storm porch along with a small enclosed garden which is mainly laid to lawn and enclosed by hedging with wild flower and shrub borders. This opens out into a larger side garden which is mainly laid to lawn and abutted by fields and enclosed by trees and hedging on one side and has an open boundary to the south. Here there is a timber garden room. Immediately behind the property is a small courtyard with a brick outbuilding. There is a small secret garden to the rear enclosed by panel fencing and hedging which is mainly laid to lawn with established shrubs and trees. To the rear of the property is a brick outbuilding with power and light connected.



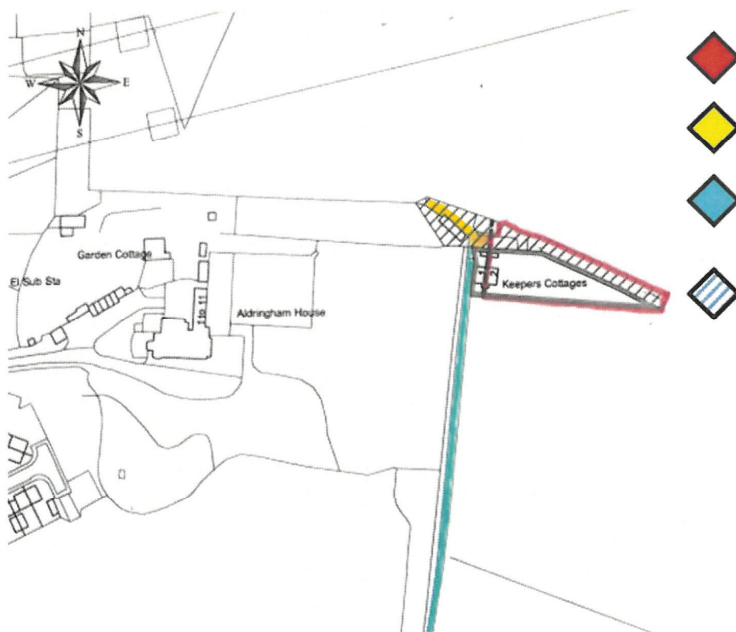










2 Keepers Cottages, Adringham

Indicative Site Plan

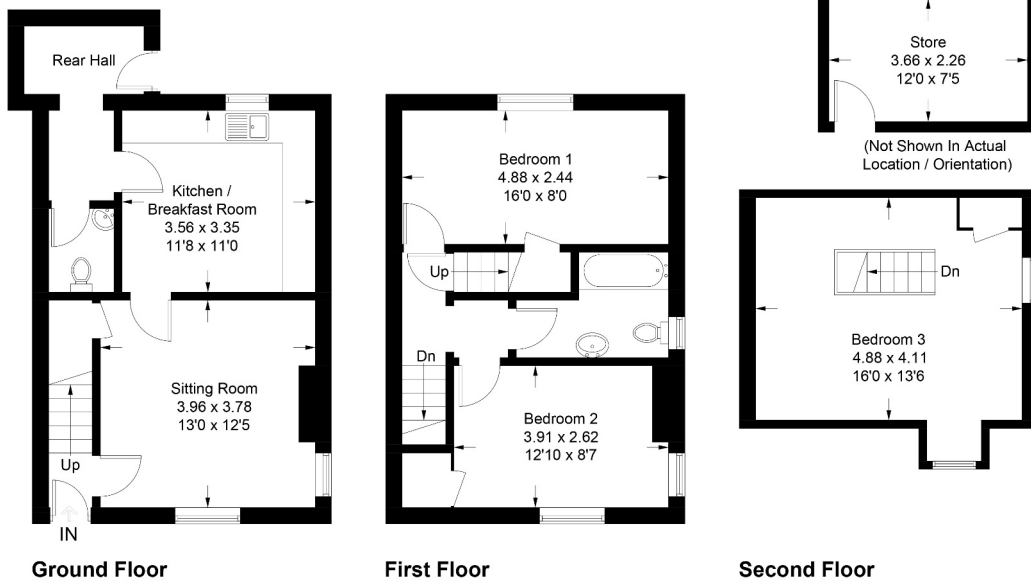


Key

-  Freehold Title
-  Access for no 2.
-  Right of access over driveway
-  Land included on a separate title

2 Keepers Cottages, Adringham

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft
Outbuilding = 8.2 sq m / 88 sq ft
Total = 104.1 sq m / 1120 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage –Septic Tank believed to be compliant
Gas fired central heating.

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>

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band B; £1,748.81 payable per annum 2025/2026

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

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. There is a private track that leads to both 1 and 2 Keepers Cottages of which they both have pedestrian vehicular right of way over to access the properties. The track must be kept clear as it provides access to the farm beyond.
5. Scottish Power Renewables will be laying underground cables in the fields surrounding the property this will have a temporary impact during construction.

June 2026



Directions

Leaving Thorpeness in a Westerly direction on the B1353 continue entering the village of Aldringham. On entering the village the driveway to the property can be found on the right immediately after the Aldringham Tea Rooms. Identified by a Clarke and Simpson For Sale Board.

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