



Cliff House  
The Street | Shottisham | Suffolk | IP12 3ET



# A Hidden Gem



With possible origins dating back to the 17th century, Cliff House is a distinguished village home of exceptional character and architectural interest. Offering five bedrooms, flexible living space, walled gardens and a detached garage/workshop, it presents a rare opportunity to sympathetically enhance a remarkable period property. Peacefully positioned in the heart of sought-after Shottisham, close to Woodbridge and the Heritage Coast, it offers the chance to become the next custodian of a unique home while thoughtfully making it your own.



# KEY FEATURES

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- Elegant five-bedroom Georgian house with possible earlier origins
- Peaceful village location within easy reach of Woodbridge
- Period features including sash windows, fireplaces and exposed beams
- Generous, double-aspect reception rooms
- Mature, private walled garden
- Detached garage/workshop and useful cellar space
- Opportunity to sympathetically update and enhance
- No onward chain

Standing proudly behind its original iron railings, Cliff House is an imposing yet quietly elegant village house. Its Georgian façade displays all the hallmarks of the period: a beautifully symmetrical elevation, tall sash windows arranged in balance around the central entrance and understated detailing that allows its handsome proportions to speak for themselves. It is a house that has clearly held an important place within the village for generations.

Although not listed, the house is recognised within the Shottisham Conservation Area as an 'unlisted building making a positive contribution' to the village's historic character, with its original front railings specifically referenced within the Conservation Area Appraisal. Yet behind this refined exterior lies a house with a much longer story to tell. Research undertaken by the current owners suggests Cliff House may have much earlier origins, before later Georgian remodelling and Victorian enlargement shaped the handsome family home seen today. The result is a property that has evolved naturally over the centuries, with each generation leaving its mark while respecting the character of what came before.



# KEY FEATURES

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## A New Chapter

A rare opportunity to sympathetically enhance a property of genuine architectural significance. For buyers with an appreciation of period homes, the foundations are already here: elegant proportions, original fireplaces, exposed timbers and mature gardens. A thoughtful programme of updating would allow a new owner to introduce contemporary comforts while preserving the original character that makes the house so special.

## Step Inside

Stepping through the front door, the entrance hall immediately introduces the elegant symmetry that defines the period. Mirroring the symmetry of the Georgian façade, two identical, generously proportioned reception rooms flank the entrance hall. Each enjoys large sash windows to two elevations, drawing natural light through the rooms creating bright, welcoming spaces. The sitting room is centred around a cast iron fireplace, while an exposed ceiling beam provides a nod to the property's earlier origins.

Across the hall, the second reception room echoes many of the same period features, including another fireplace, original wide floorboards and an exposed timber beam. Currently arranged as a formal dining room, it offers far more than a single purpose. With the spacious kitchen/breakfast room already providing ample space for dining, this room could just as easily become an additional sitting room, library, study, music room or children's playroom, allowing future owners to shape the house around their own way of living.







# KEY FEATURES

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At the rear of the house, the spacious kitchen/breakfast room provides plenty of storage and workspace, with room for everyday dining. Adjoining this is a useful utility room and ground floor bathroom, creating a practical arrangement that works well for modern family life. Beyond, a conservatory offers additional living space overlooking the garden, providing a quiet setting to relax and enjoy the changing seasons. Further storage is provided by a generous cellar, accessed via a staircase from the main hallway.

## Exploring Upstairs

The sense of space continues upstairs, where the first floor is home to three well-proportioned bedrooms arranged around a central landing, together with a family bathroom. The two principal bedrooms mirror the proportions of the reception rooms below, each with sash windows that frame attractive views of the surrounding countryside. Original fireplaces remain a feature, reinforcing the period character that runs throughout the house, while the generous dimensions provide plenty of flexibility for freestanding furniture. The third bedroom faces the rear and would make an excellent guest room, child's bedroom or study, depending on individual needs.

The second floor reveals two further bedrooms tucked beneath the roofline. Rich in atmosphere, exposed collar beams and roof timbers provide a glimpse into the property's history, with evidence suggesting these rooms were once finished with lath-and-plaster ceilings and likely served as servants' accommodation. Today they offer distinctive, bright spaces with lots of potential. Whether transformed into creative studios, offices or additional bedrooms, they provide flexibility that is difficult to find in period homes.















# KEY FEATURES

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## Step Outside

The rear gardens unfold as a series of interconnected spaces, creating a garden that rewards exploration. An historic brick wall, largely unchanged since the nineteenth century, encloses much of the garden, while mature planting brings colour, texture and seasonal interest throughout.

Immediately outside the house, paved terraces and seating areas invite you to enjoy a morning coffee or long summer lunch, while beyond, the garden gently unfolds into areas of lawn dotted with mature trees, flowering borders and established shrubs. There is a lovely informality to the planting, giving the garden a relaxed feel, where every turn reveals another quiet corner to sit, read or simply enjoy the changing seasons.

Beyond the garden boundary, open farmland stretches across the Suffolk landscape, providing far-reaching rural views and an ever-changing backdrop of crops, wildlife and big East Anglian skies.

A detached garage and workshop offer excellent versatility, whether retained as practical storage, used as a workshop or studio, or adapted to suit future hobbies and interests, subject to any necessary consents.

Beautifully established yet still offering scope for future owners to leave their own mark, the gardens complement the house perfectly. They provide the privacy and tranquillity expected of a distinguished period home, while the surrounding countryside serves as a constant reminder that this is village life at its very best.









# KEY FEATURES

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## About The Area

Shottisham is one of Suffolk's hidden gems. Surrounded by gently rolling countryside, the village offers a wonderfully peaceful setting while remaining within easy reach of the Heritage Coast. At the heart of the village is the much-loved 16<sup>th</sup> century Sorrel Horse pub, while the coastal hamlet of Hollesley (approximately 3 miles) and the unspoilt beaches of Shingle Street are just a short drive away.

## How Far Is It To....

Woodbridge (approximately 6.5 miles) provides an excellent choice of independent shops, cafés, restaurants and riverside walks, making it a popular destination for everyday amenities. A little further inland, Framlingham (approximately 15 miles) is renowned for its magnificent castle, vibrant market square and thriving selection of independent retailers, delicatessens and eateries.

The nearby River Deben offers sailing and waterside pursuits, while Snape Maltings provides year-round concerts, shopping and cultural events.

For rail services, Woodbridge Station offers easy connections to Ipswich, with regular onward services to London Liverpool Street. The A12 is easily accessible, connecting to Ipswich, Colchester and London to the south and Lowestoft and the wider Suffolk coast to the north.





# INFORMATION

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## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

///open.rules.canyons

## Services, District Council and Tenure

Mains electricity & water

An old well remains in the garden

Private drainage, septic tank

LPG Calor Gas Central Heating

Broadband - fibre to the cabinet, Superfast available

Mobile Phone Reception - Visit [www.ofcom.org.uk](http://www.ofcom.org.uk) to check

East Suffolk District Council - Band F

Tenure: Freehold

The property is not listed

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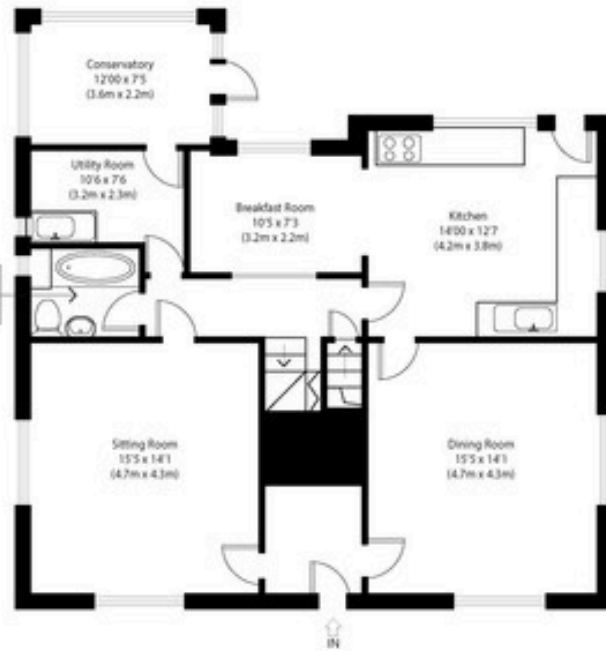
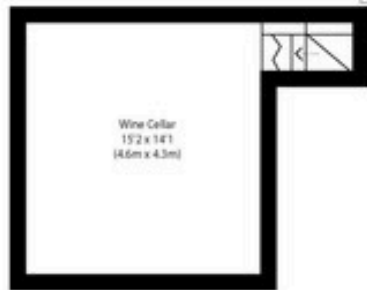


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43 E
21-38	F	25 F	
1-20	G		

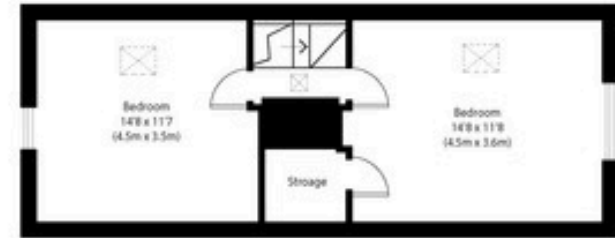
Approximate Gross Internal Area  
 Main House 2690 sq ft (250 sq m)  
 Outbuilding 310 sq ft (29 sq m)  
 Total 3000 sq ft (279 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.photocountry.co.uk

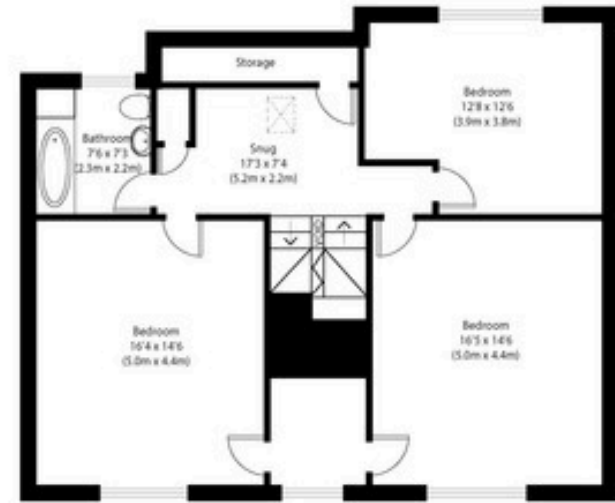
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Ground Floor



Second Floor



First Floor

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# FINE & COUNTRY

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For more information or to book a viewing please contact:

Michael Warren | Director

E: [Michael.Warren@fineandcountry.com](mailto:Michael.Warren@fineandcountry.com)

T: +44 (0)1394 446 007 | M: +44 (0)7396 784 718

Fine & Country Regional Office

3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG

