

JENNIE JONES

EST. 1993

ESTATE AGENTS

CHURCH LANE

Kelsale | Suffolk

£370,000

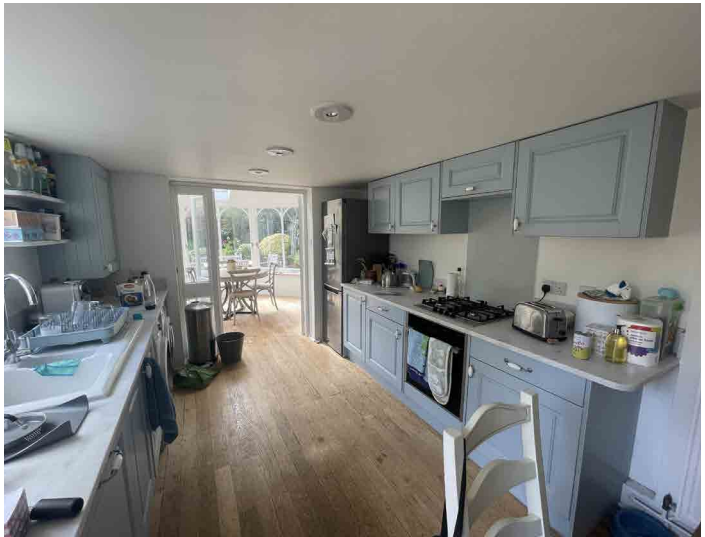
3 RECTORY COTTAGES, CHURCH LANE, KELSALE, IP17 2NX

Saxmundham (shops & station): 1 mile
Aldeburgh: 7 miles
Snape Maltings: 4 miles
RSPB Minsmere: 8 miles

• Sitting Room • Kitchen / Dining Room • Garden Room • Cloak/Shower Room • Three Bedrooms • Family Bathroom • Enclosed Cottage Garden •

An exquisite Grade II listed cottage in Kelsale, brimming with period character and charm, with three double bedrooms, walled garden and garden room.







The Property
CHAIN FREE
3 Rectory Cottages is a beautiful Grade II listed period home, arranged over three floors and full of charm and character. With exposed beams, wide floorboards and a wealth of original features, the cottage has been sympathetically updated to provide stylish yet comfortable living.

The sitting room features an impressive inglenook fireplace, creating a warm and inviting heart to the home. A well appointed shaker-style kitchen, finished with marble worktops and integrated appliances, leads into a delightful garden room, glazed to three sides and overlooking the walled garden. A ground-floor cloak/shower room has also been beautifully fitted.

On the first floor, the generous master bedroom boasts wide floorboards and exposed studs, while the second double bedroom is filled with natural light from both a sash window and Velux. The family bathroom is attractively presented. A further double bedroom is arranged within the attic space on the second floor, making for a versatile guest room or study. Gas-fired central heating serves the property throughout.

Outside
The property benefits from a pretty walled garden with lawn, established shrubs, and a sheltered patio area perfect for outside dining. Its mature planting provides both privacy and

seasonal colour, creating a calm and secluded retreat.

The Location

Kelsale is a picturesque and historic Suffolk village, characterised by its timber-framed cottages, village green and striking church. It lies on the edge of Saxmundham, providing a peaceful village atmosphere while remaining convenient for excellent day-to-day facilities.

Saxmundham, just over a mile away, offers two supermarkets, a range of independent shops, restaurants, cafés, doctors' surgery, a library and a railway station with services to Ipswich, and onward connections to London Liverpool Street.

The surrounding countryside provides an abundance of walking and cycling routes, while the nearby Suffolk Coast & Heaths Area of Outstanding Natural Beauty offers stunning landscapes, wildlife and coastline. The Heritage Coast, with Aldeburgh, Thorpeness, Snape Maltings and RSPB Minsmere, is all within easy reach.

Services

Mains water, mains gas, mains electricity, mains drainage.
Gas fired heating.

East Suffolk Council: Council Tax Band B

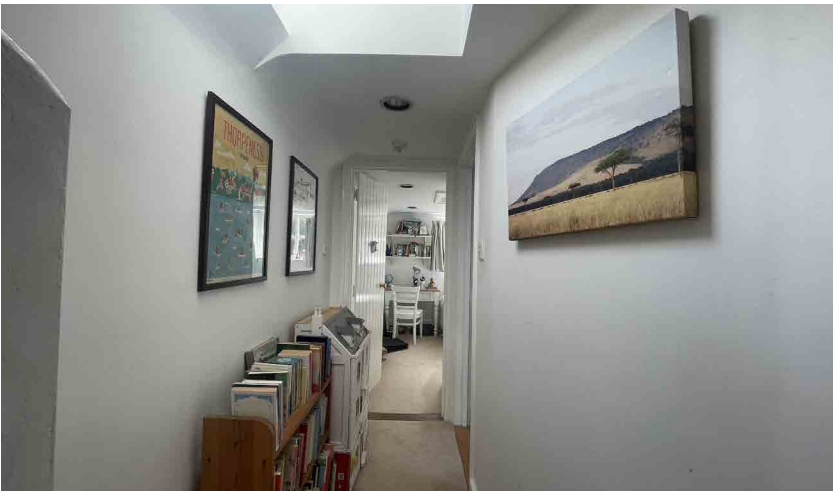
EPC Rating: Exempt (Grade II Listed)





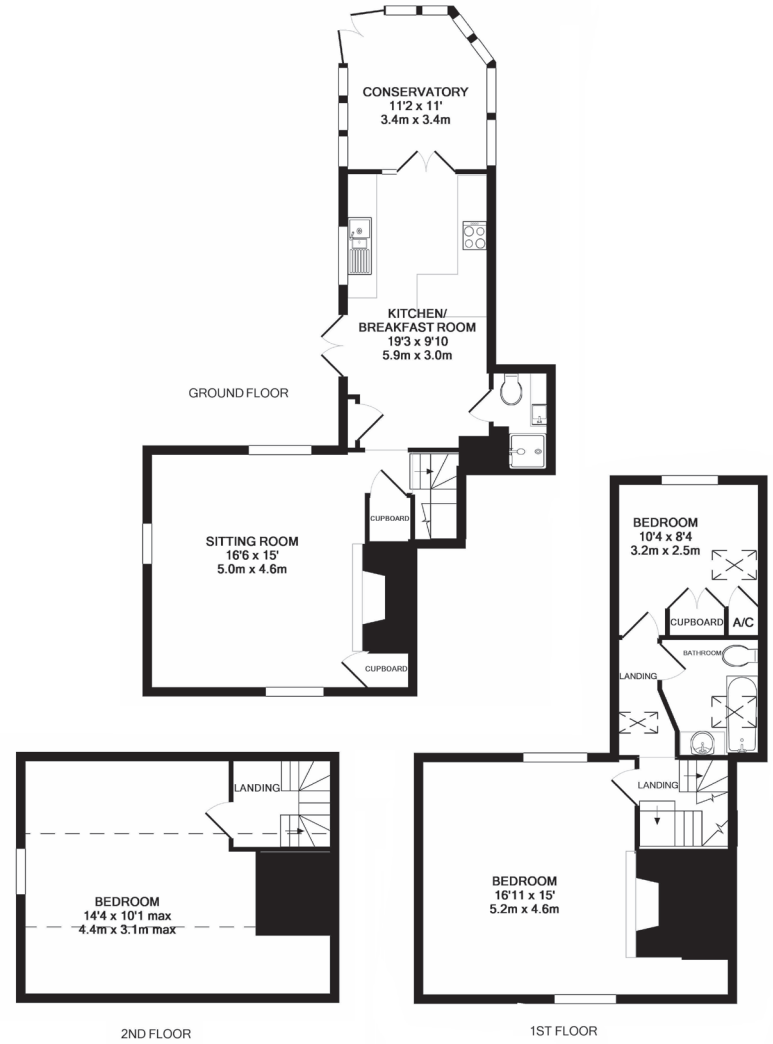




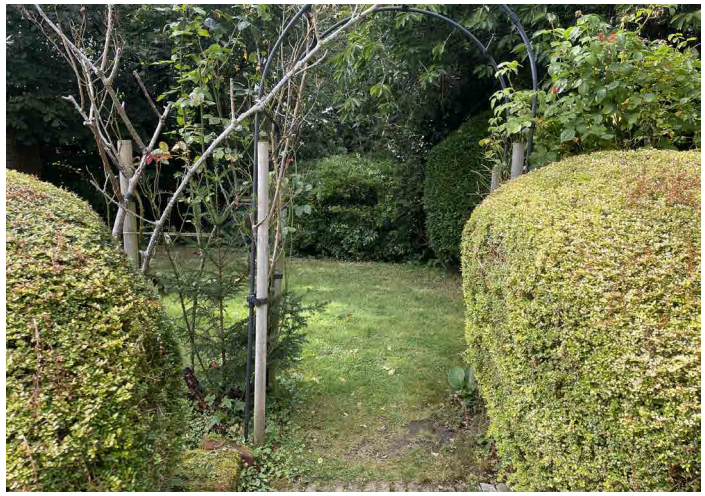








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee







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