



JENNIE JONES

EST. 1993

ESTATE AGENTS

THE MALTINGS

Snape | Suffolk

£524,995





1 THE COURTYARD, SNAPE, SAXMUNDHAM, IP17 1FB

A REMARKABLE HOME IN A REMARKABLE SETTING

- Open Plan Kitchen / Sitting / Dining Room • Two Bedrooms • En-suite •
- Family Bathroom • Inner Courtyard •
- Garden Terrace • Allocated Parking •

Saxmundham - 4.2 miles | Aldeburgh - 6 miles | Woodbridge - 10.5 miles





The Property

Set within the historic Snape Maltings complex, 1 The Courtyard is an individual and surprisingly spacious two-bedroom conversion, combining the character and proportions of the original building with beautifully versatile contemporary accommodation.

The front door opens to an entrance lobby, with a broad staircase rising to the main accommodation. Once upstairs, the scale of the property quickly becomes apparent.

At its heart is the exceptional open-plan kitchen, dining and living room, measuring approximately 31' x 24'. A full vaulted ceiling with exposed roof structure gives the room tremendous character and volume, complemented by wide board wood flooring and excellent natural light.

The kitchen is arranged around a generous range of fitted cabinetry and extensive work surfaces, allowing the cooking area to sit comfortably within the larger room without dominating it. There is ample space beyond for both a substantial dining table and relaxed sitting area, creating a wonderfully sociable room equally suited to everyday life or entertaining.

An inner courtyard sits at the centre of the accommodation and provides a particularly unusual private outside space. Enclosed and decked, it is accessible directly from the house and makes a lovely sheltered spot for morning coffee or an evening drink.

There are two notably generous double bedrooms. The master bedroom is an impressive room in its own right, with a vaulted ceiling and en-suite bathroom, while the second bedroom is served by a separate bathroom.

One of the property's more unexpected features lies above. A further staircase rises to a garden room which opens directly onto a private decked roof terrace, an excellent additional space for reading, working or simply escaping with a book, with the terrace providing another valuable area in which to sit outside.





The property also benefits from secure underground parking and storage, accessed through a gated entrance, together with use of the attractive landscaped communal courtyard.

For us, however, what makes 1 The Courtyard particularly special is the combination of the accommodation and its setting. This isn't simply an apartment at Snape Maltings; it is a substantial home woven into one of Suffolk's most distinctive places.

The Location

Snape Maltings scarcely needs an introduction. Sitting beside the River Alde and surrounded by the Suffolk Coast & Heaths National Landscape, it has become one of the county's most recognisable cultural destinations.

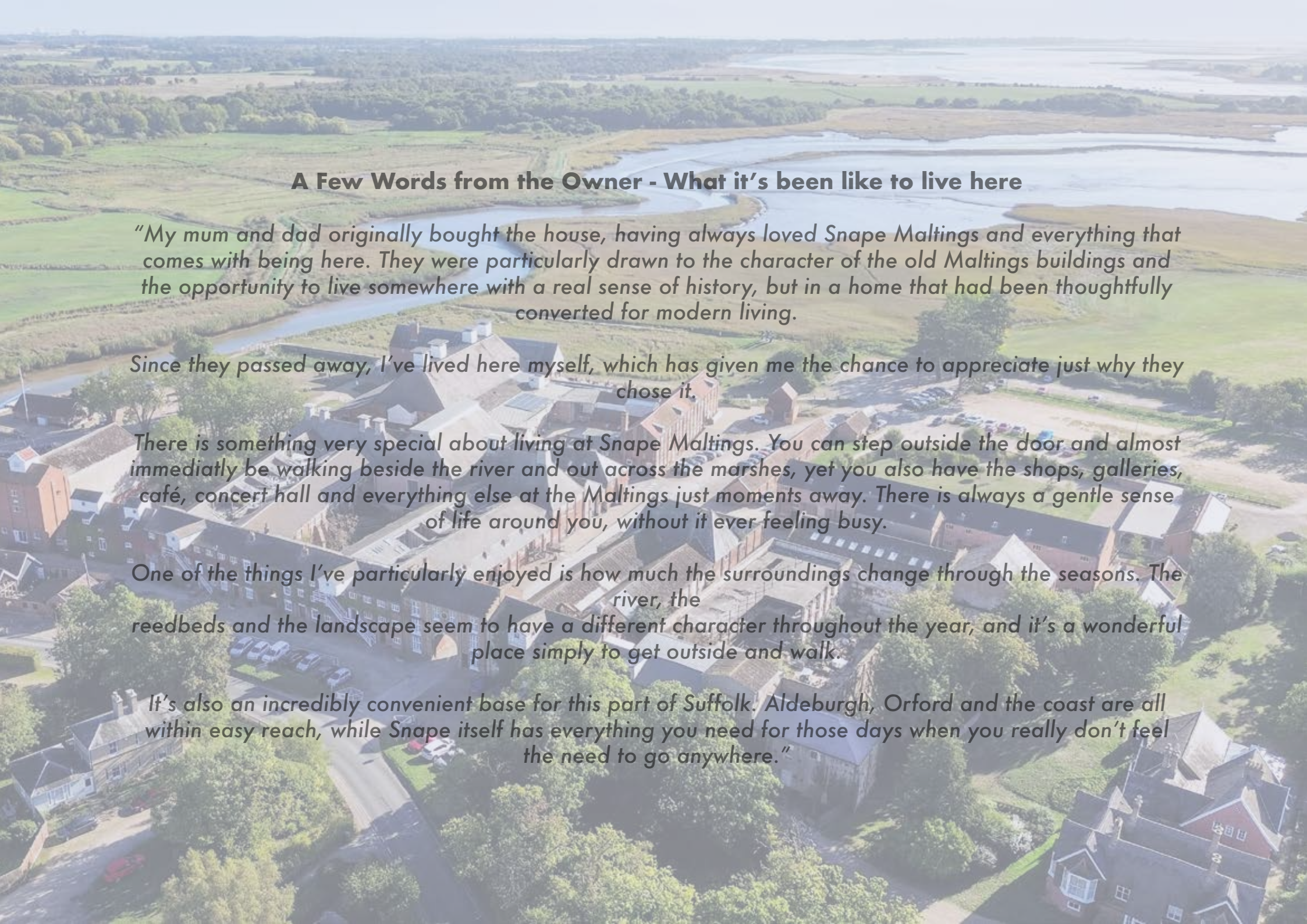
Internationally known for its association with Benjamin Britten and the Aldeburgh Festival, the Maltings is home to the celebrated concert hall as well as independent shops, galleries, cafés and places to eat.

Perhaps more importantly for someone living here, the landscape is quite literally outside the door. Footpaths lead from the Maltings alongside the River Alde and through the surrounding reedbeds and countryside, making this an exceptional setting for walking and enjoying the changing seasons.

Snape village itself offers further everyday amenities, while Saxmundham is approximately 4.2 miles away and provides supermarkets and a railway station with connections via Ipswich. Aldeburgh and the Suffolk Heritage Coast are approximately six miles away.

It is that balance which makes the location so compelling: culture, food and a gentle sense of activity immediately around you, yet within moments you can be walking beside the river with little more than the Suffolk landscape for company.



An aerial photograph of the Snape Maltings complex in Suffolk, England. The image shows a large, historic brick building complex with multiple gabled roofs and chimneys, situated along a winding river. The surrounding landscape is a mix of green fields, trees, and marshes. In the background, a body of water is visible under a clear sky. The text is overlaid on the image, providing a personal account from the owner.

A Few Words from the Owner - What it's been like to live here

"My mum and dad originally bought the house, having always loved Snape Maltings and everything that comes with being here. They were particularly drawn to the character of the old Maltings buildings and the opportunity to live somewhere with a real sense of history, but in a home that had been thoughtfully converted for modern living.

Since they passed away, I've lived here myself, which has given me the chance to appreciate just why they chose it.

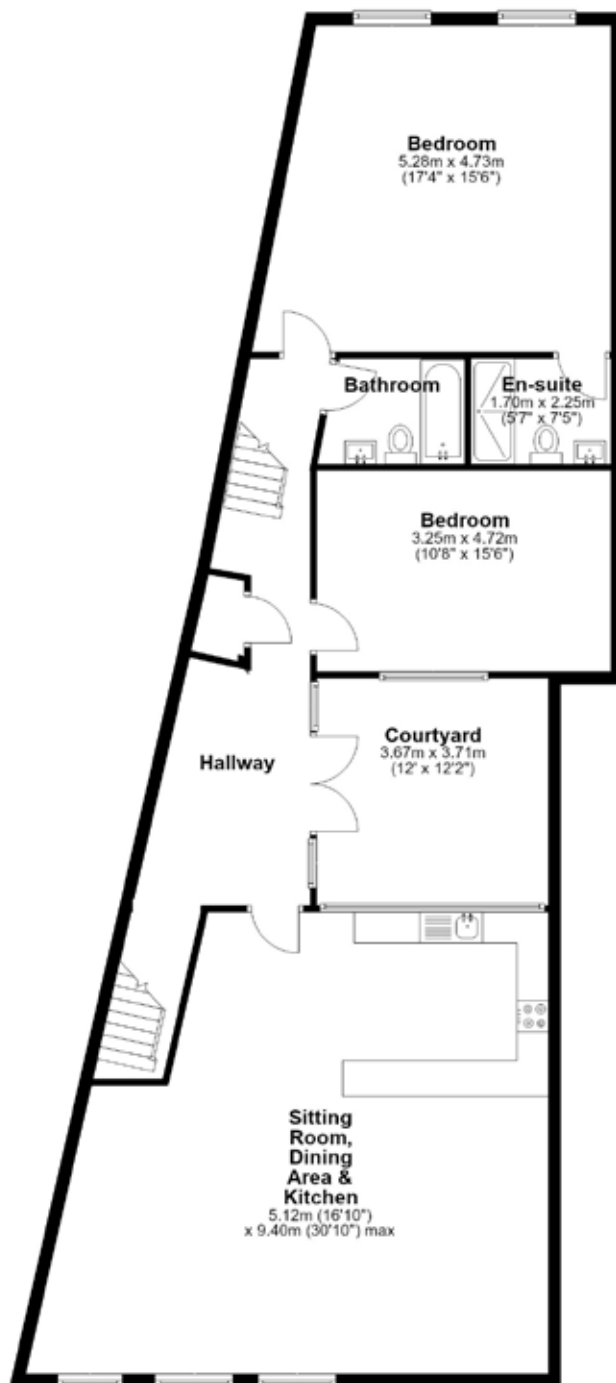
There is something very special about living at Snape Maltings. You can step outside the door and almost immediately be walking beside the river and out across the marshes, yet you also have the shops, galleries, café, concert hall and everything else at the Maltings just moments away. There is always a gentle sense of life around you, without it ever feeling busy.

One of the things I've particularly enjoyed is how much the surroundings change through the seasons. The river, the reedbeds and the landscape seem to have a different character throughout the year, and it's a wonderful place simply to get outside and walk.

It's also an incredibly convenient base for this part of Suffolk. Aldeburgh, Orford and the coast are all within easy reach, while Snape itself has everything you need for those days when you really don't feel the need to go anywhere."

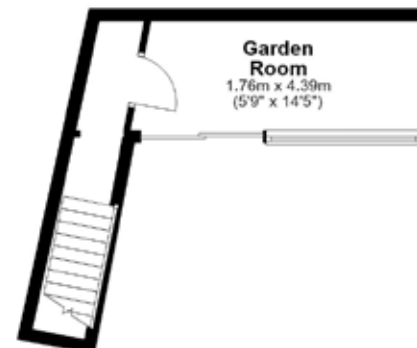
First Floor

Approx. 140.4 sq. metres (1510.9 sq. feet)



Second Floor

Approx. 12.2 sq. metres (131.6 sq. feet)



Total area: approx. 152.6 sq. metres (1642.4 sq. feet)





Services & Tenure

Mains electricity, water and drainage are connected. The property is leasehold, with a lease stated as 215 years from December 2008. Current service charge, ground rent and associated leasehold information should be confirmed by the vendor's solicitor.

Local Authority: East Suffolk Council

Council Tax Band: E

EPC: D



JENNIE JONES

EST. 1993

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