



Kelsale,

Guide Price £775,000

- No Onward Chain
- Wealth of Charm and Character
- Large Sitting Room with Inglenook and Wood Burner
- 2 Acres of stunning Grounds
- Oil Central Heating and Double Glazing
- Utility Room, Cloakroom and Outside Kitchen
- Excellent Range of Outbuildings, Studio, Garage, Workshop
- Bespoke Kitchen/Breakfast Room
- EPC - C

Curlew Green, Kelsale

Charming detached cottage set in a glorious 2 acres of Garden.

The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.



Council Tax Band: D



DESCRIPTION

A truly enchanting detached period cottage, thoughtfully extended and beautifully renovated, Pond Cottage is a home of exceptional charm and character. Set beneath a traditional pitch pantile roof with symmetrical dormer windows and elegant colour-washed elevations, the property blends timeless architectural appeal with refined modern living, all nestled within approximately two acres of private, idyllic gardens.

An oak-framed entrance porch with an arched door and coloured glazed panel opens into a welcoming interior where craftsmanship and heritage are immediately evident. The bespoke kitchen is a standout feature, fitted with a combination of oak-finished and hand-painted cabinetry, complemented by polished stone worktops. A sink, integrated electric oven, and an Aga set within exposed brickwork create a warm and functional heart to the home. Rich in detail, the space is enhanced by historic reclaimed wall and ceiling timbers, while pitch pine double doors lead to a charming shelved pantry. A well-appointed utility room adjoins, offering further storage, matching work surfaces, and garden views, along with a cloakroom fitted with a basin and WC.

The sitting room is a splendid, light-filled space with windows on three elevations overlooking the gardens. Polished timber floorboards and an abundance of exposed beams add warmth and texture, while a striking brick inglenook-style fireplace with timber bressummer and wood-burning stove provides a cosy focal point. Casement doors open directly onto a shingle terrace, seamlessly connecting to a covered alfresco kitchen—perfect for outdoor entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom enjoys delightful garden views and a stylish en suite shower room with contemporary tiling. The remaining bedrooms are equally attractive, served by a family bathroom featuring a p-shaped shower bath, elegant basin, and WC, all thoughtfully designed and overlooking the surrounding greenery.

Outside, the grounds are nothing short of exceptional. Accessed via five-bar gates, a shingle driveway leads past the cottage and into the expansive gardens and grounds. These include a formal lawn with herbaceous borders, a productive orchard with a variety of fruit trees, and a fenced vegetable garden with greenhouse. A range of outbuildings enhance the lifestyle offering, including a timber studio with decked terrace, workshop, garage/studio with wood-burning stove, and additional storage sheds.

The grounds continue with a wildflower meadow, a rich mix of native and ornamental trees, and winding pathways that invite exploration. A large wildlife pond with island overlooked by a splendid gazebo provides a tranquil focal point, while a separate area of woodland features its own paths and a charming timber and glazed summer house.

Pond Cottage offers a rare combination of heritage, comfort, and natural beauty—an exceptional country home in a truly magical setting.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently

VIEWING ARRANGMENTS

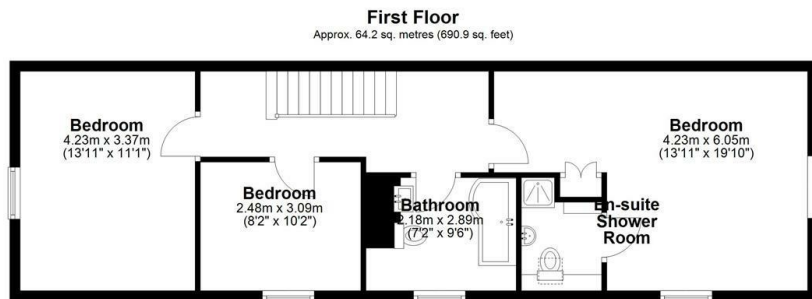
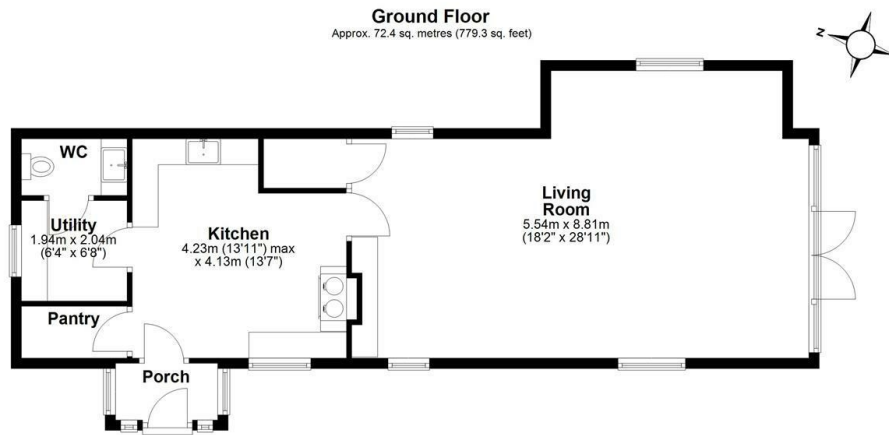
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21120/RDB.

FIXTURES AND FITTINGS

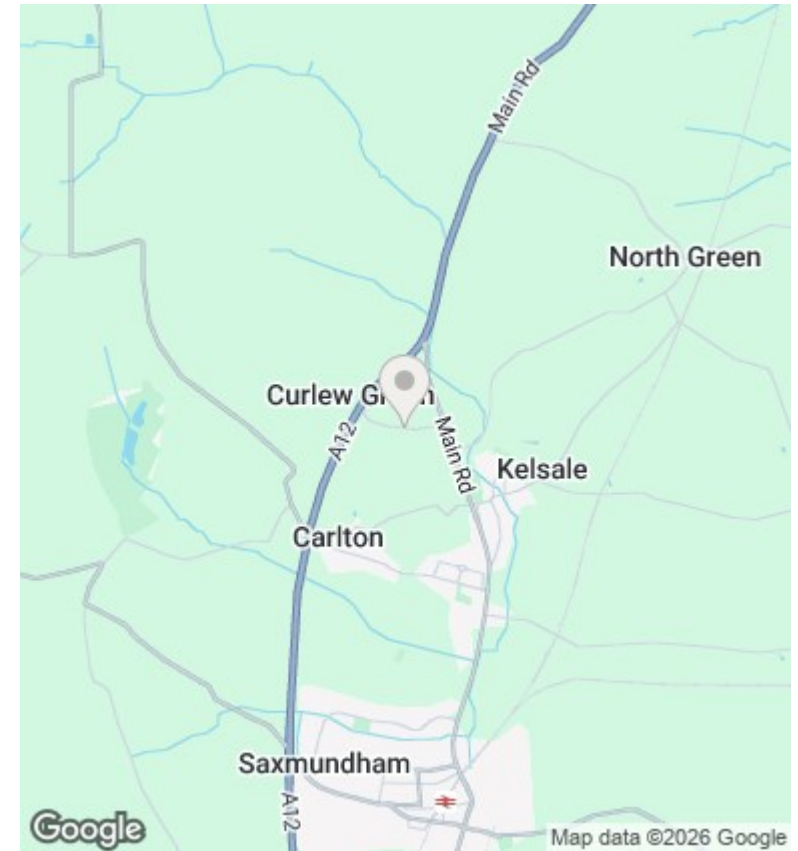
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Total area: approx. 136.6 sq. metres (1470.2 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		77	81
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com