Chartered Surveyors / Estate Agents

Clarke & Simpson

An exceptional two bedroom former carriage lodge converted to an extremely high standard and situated in a desirable location between Snape and Aldeburgh

RENT

£1,300 PCM

Ref: R2054

Address

The Carriage House
Saxmundham Road
Friston
Suffolk
IP17 1NL

A superb two bedroom / two bathroom Carriage House presented in excellent order. Forming part of the Friston Hall development. Benefiting from maintained gardens, pétanque court and double cart-lodge parking.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us

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Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The Carriage House lies in a delightful rural position within the Blackheath Estate in the village of Friston, between Aldeburgh and Snape. The village of Friston has a church, village hall and public house. Most everyday needs can be found in the nearby town of Saxmundham, about three miles to the north or in Leiston, just over three miles away.

Friston lies approximately four miles from the very well known coastal town of Aldeburgh one of the region's most desirable seaside towns. Aldeburgh has a thriving high street with many local and national shops and restaurants as well as a golf club and sailing club. The town is in the heart of the Suffolk Heritage Coast Area of Outstanding Natural Beauty. The village of Snape is within about three miles and here there is the famous Snape Maltings concert hall, home of the Aldeburgh Festival. The remaining areas of the Heritage Coast including Orford, Thorpeness, Walberswick and Southwold are all within easy reach. The nearest railway station is at Saxmundham from where there are connecting trains to Ipswich and some through trains direct to London's Liverpool Street station.

Description

Forming part of the Blackheath Estate, The Carriage House has been extensively renovated. The property is presented to an exceptional standard throughout having been meticulously restored.

Ground Floor

Entering through a wooden panelled entrance door into

Reception Hallway
With Suffolk brick flooring, stairs leading to first floor and door into

Bedroom Two 13'8 x 11'11 (4.17m x 3.63m)
A good size dual aspect double bedroom with inset ceiling spotlights, TV point and telephone point. Pleasant outlook over the communal gardens to the side and across to Friston Hall and park land to the front A glazed panelled door leads out to the courtyard and communal gardens. Doors into:

Walk in Dressing Cupboard
With full length shelf and rail below. Plumbing and space for washing machine.

En-Suite Shower Room
Incorporating a shower cubicle with front glass sliding door, low flush WC and vanity hand basin with mixer tap above. Automated sensor wall mirror with shaver socket. Electric towel rail. Inset ceiling spotlights and extractor fan.

Stairway leads to

First Floor

Landing
Boasting a wealth of original features including exposed ceiling timbers and fine oak wall shuttering with original glazed opening. Wall mounted down lights. Smoke detector. Door into

Living Area 28'6 x 18' (8.69m x5.49m)
An exceptional open plan kitchen/dining/living area, full of character and light and benefitting from a triple aspect.

The kitchen area has a raised floor and incorporates a superb range of base level units in grey with natural stone worktops and a matching island unit. One and a half bowl stainless steel sink unit with mixer tap. Neff electric oven and Neff four ring electric hob with integral extractor fan. Integral fridge, freezer and dishwasher. From the kitchen area there is a superb southerly outlook over open farmland towards Iken in the distance.

The open plan dining and living area also boasts a wealth of original impressive wall and ceiling timbers and outlook over the parkland and gardens of Friston Hall. TV point. Telephone point. **Storage cupboard** providing useful additional space and with exposed ceiling timbers.

Master Bedroom 10'0 x 14'2 (5.49m x 4.32m)
A double bedroom with vaulted ceiling and exposed timbers. Extensive cupboard units with hanging rail and shelves. Telephone point. TV point.

Bathroom
Panelled bath with freestanding separate handset shower unit, low flush WC and vanity hand basin with mixer tap and automated mirror above. Heated towel rail. Extractor fan and inset ceiling spotlights.

Outside

The property is located at the end of a private driveway, adjacent to Friston Hall. The tenant will have the benefit of using and enjoying the large beautifully landscaped communal gardens which immediately adjoin The Carriage House. In addition to the communal parking area, the tenant will have use of two bays of the open fronted carriage lodge.

Viewing Strictly by appointment with the agent.

Services Mains water and electricity connected. Shared private drainage system. Biomass boiler with underfloor heating on both the ground floor and first floor. Fibre broadband.

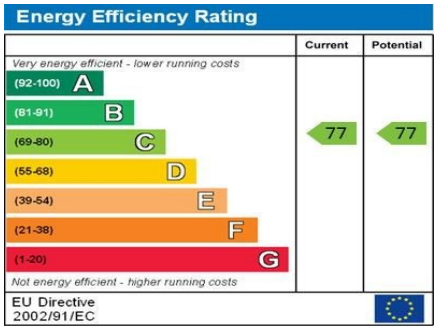
Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council Tax Band B £1696.53 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.



March 2026

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Directions

From the A12 take the right hand turning into Friday Street and the A1094 signposted Aldeburgh and Leiston and continue for approximately three miles, by-passing the village of Snape and continuing towards Aldeburgh. After approximately half a mile, the entrance to Friston Hall is situated on your left and as identified by the Clarke and Simpson "To Let" board. Continue down the long tree lined tarmac driveway and which will lead to property.

For those using the What3Words app:
/// circular.palace.notifying

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