

RECTORY COTTAGES

Keslale | Suffolk

£250,000

1 RECTORY COTTAGE, KELSALE, IP17 2NX

CHARMING GRADE II LISTED COTTAGE WITH WOOD BURNER & PARKING

Saxmundham Town Centre & Railway Station –1.5 miles
Leiston - 4 miles
Aldeburgh –8 miles
Snape Maltings –6 miles

• Entrance Hall • Sitting Room • Family Bathroom • Kitchen • Two Bedrooms • • En-suite Bathroom • Off Road Parking • Pretty enclosed Front Garden •

The Property
An enchanting Grade II listed end of terrace cottage, beautifully positioned in the heart of the picturesque Suffolk village of Kelsale. The cottage retains a wealth of period character, including attractive exposed timbers, and offers an exciting opportunity for a new owner to refresh and enhance the accommodation, bringing their own ideas to this charming Grade II listed home.

The welcoming sitting room is a particular highlight, with its well proportioned layout and wood burning stove creating a cosy retreat. There is also a very useful cupboard providing further storage under the stairs. The well appointed kitchen is fitted with an integrated oven, hob, fridge and dishwasher, while a ground floor bathroom adds convenience.

Arranged over three floors, the cottage offers two double bedrooms, including an attractive second floor bedroom with its own smart en-suite bathroom. The versatile layout and abundance of character make this a distinctive home, equally suited to everyday living or a Suffolk countryside retreat.

Gas fired central heating provides additional comfort.

An internal viewing is highly recommended to appreciate the charm, character and appealing village setting of this delightful home.

















Outside
To the front, a gravelled area provides useful off road parking. To the side, a courtyard garden offers space for a table and chairs, complemented by a small summer house, creating a pleasant spot to relax outdoors.

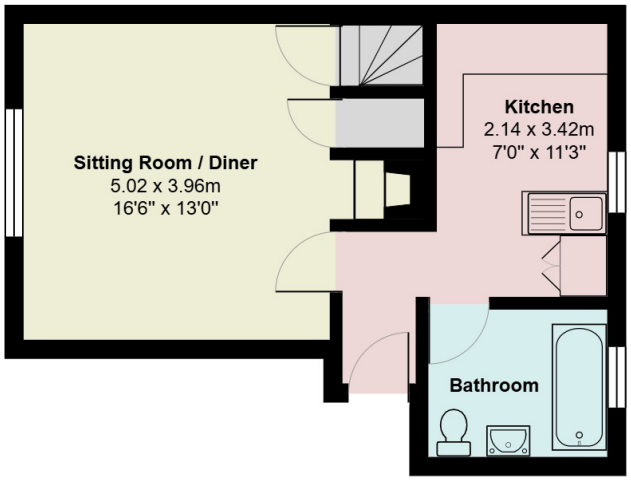
The Location
Kelsale is a picturesque Suffolk village offering a peaceful rural setting within easy reach of the market town of Saxmundham. The village has a primary school and the popular Poacher's Pocket pub nearby, while Saxmundham provides a wider choice of shops, cafés, restaurants, upermarkets and a railway station with connections towards Ipswich and beyond.

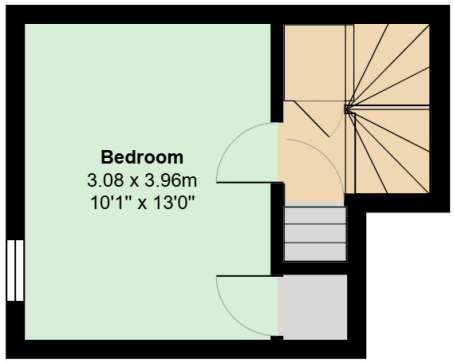
The A12 is readily accessible for travel around the region, while the Suffolk Heritage Coast offers beautiful beaches, charming seaside towns and scenic countryside. Nearby attractions include Aldeburgh, Snape Maltings, Framlingham Castle and RSPB Minsmere, making this an appealing l ocation for those who enjoy village life, history and the outdoors.

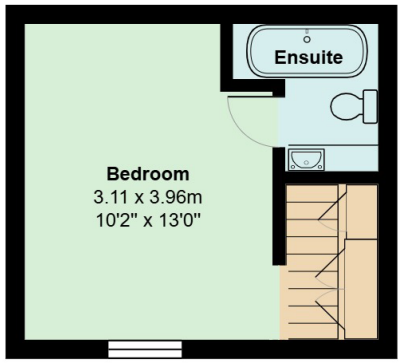
Services
Mains electricity, water water and gas. Gas heating.

Local Authority and Council Tax Band
East Suffolk Council - Council Tax Band B

EPC Rating - Grade II listed









Total Area: 68.6 m² ... 738 ft²



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