

JENNIE JONES

EST. 1993

ESTATE AGENTS



FORGE COTTAGES

Friston | Suffolk

£250,000

2 FORGE COTTAGES, FRISTON, SUFFOLK, IP17 1PP

- Sitting Room ● Kitchen ● Bedroom Three / Reception ●
- Bathroom ● Two Bedrooms ●
- Studio ● Pretty Cottage Garden ●

Aldeburgh – approx. 4 miles

Leiston – approx. 3 miles

Saxmundham – approx. 5 miles

Southwold – approx. 18 miles

The Property

A delightful Victorian semi detached cottage situated in the heart of the village of Friston, overlooking the village green. Brimming with charm and character, the property has been enjoyed as a much-loved holiday home for over 15 years and offers flexible accommodation ideal as a permanent residence, coastal retreat or investment.

The sitting room is rich in period character, featuring exposed brickwork, beams and a wood-burning stove creating a warm and inviting focal point.

A second reception room provides excellent versatility and may be used as a dining room, snug, or third bedroom.

To the rear, the kitchen/dining room is fitted with a range of units and offers space for dining, with French doors opening directly onto the garden, creating an ideal flow for outdoor living.

Upstairs, the cottage offers a charming double bedroom overlooking the green and a second bedroom with sloping ceilings that enhance the character of the space. A family bathroom completes the accommodation and includes bath with shower over, wash basin and WC.

One of the standout features of this property is the garden studio, complete with WC and basin, offering excellent potential as guest

PRETTY VILLAGE COTTAGE WITH STUDIO & VIEWS OVER THE VILLAGE GREEN



accommodation, a home office, or creative workspace.

The cottage benefits from secondary double glazing and heating via electric heaters.

Outside

The rear garden provides a charming and private outdoor space ideal for relaxing and entertaining. A paved terrace leads to lawn and planted borders, with the studio positioned at the far end of the garden.

The studio offers a highly useful additional space with WC and wash basin, perfect for guests, home working or hobbies.

The Location

Friston village, nestled within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty. Surrounded by open countryside and tranquil walking routes, the village offers an idyllic setting while remaining conveniently close to the coast.

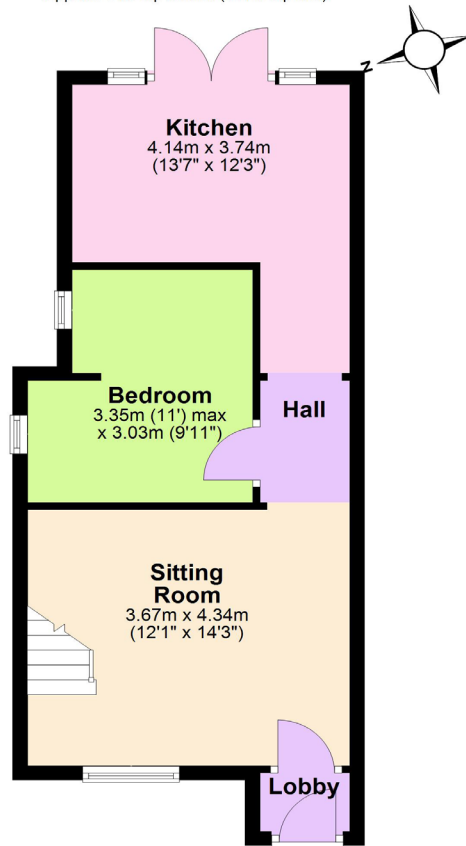
The historic coastal town of Aldeburgh, just a short drive away, is renowned for its shingle beach, independent shops, galleries and excellent restaurants. Nearby Snape Maltings is a cultural hub, famous for its concert hall, artisan shops and riverside walks, while the popular seaside towns of Southwold and Walberswick are within easy reach.

Friston itself enjoys a welcoming community atmosphere and lies close to the RSPB reserve at North Warren and the nature-rich landscapes of the Alde estuary, making the area ideal for walkers, cyclists and wildlife enthusiasts.



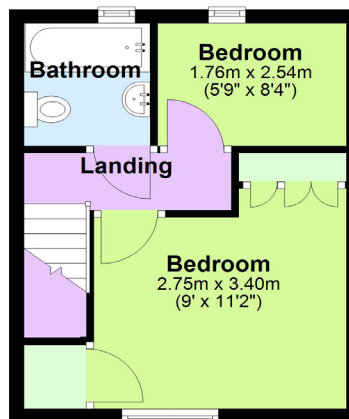
Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.2 sq. feet)



Total area: approx. 65.0 sq. metres (699.2 sq. feet)

Services

Mains water, electricity and drainage.
Heating via electric heaters.
Secondary double glazing.

East Suffolk Council
Council Tax Band:

EPC Rating:

NB - Some photos have been provided by vendor



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