

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

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ESTATE AGENTS



Rose Cottage, Eastbridge, Leiston, Suffolk. IP16 4SN

GUIDE PRICE £499,000

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This enchanting three bedroom detached period cottage which was formerly the village post office, lies adjacent to a smuggler's path which provides a beautiful walk to the sea, which is listed as one of The Times's best UK walks, through unspoilt meadow and marsh leading to one of the Suffolk Heritage Coast's most beautiful beaches. The cottage also lies within a stone's throw of the award winning Eel's Foot Inn and is ideally located for access to the RSPB nature reserve at Minsmere. The property benefits from a secluded garden which is laid to lawn with a raised timber deck, established trees, including Quince, Apple and Rowan; mature shrubs and a garage and driveway at the side. The garage could be adapted or replaced with a home office or artist's studio (subject to the usual consents). Rose Cottage is centrally heated by oil fired radiators. The accommodation includes a double aspect sitting room which has a fireplace and a wood burning stove. There is second sitting room/snug and a fabulous open plan kitchen/dining room/living room which is fitted with bespoke cabinets and a lovely Wedgewood Blue oil-fired AGA. The kitchen has limestone tiled flooring and opens out to the rear deck via a pair of French windows. There is a useful separate utility room/cloakroom just off the rear lobby. The guest (double) bedroom is located on the ground floor and also benefits from French windows that open out to the deck and the rear garden. This bedroom benefits from its own en-suite shower room. On the first floor the main bedroom (double) and third bedroom are served by a spacious family bathroom. Bedroom one enjoys a view over adjacent pasture and bedroom three has delightful fitted cabin beds. Cottages of this nature are difficult to acquire in Eastbridge and we strongly recommend an early appointment to view.

SUMMARY OF ACCOMODATION

Entrance Porch; Snug/Family room 4.62m x 3.05m; Sitting room 4.22m x 3.63m; Open Plan Kitchen/dining room/living room 3.45m x 4.49, plus 2.19m x 1.75m plus 3.40m x 1.96m; Utility room/cloakroom; Porch; Guest bedroom 3.07m x 3.20m; En-suite shower room; First floor landing; Bedroom one 4.09m x 3.66m; Bedroom three 3.05m x

Rose Cottage lies at the heart of the picturesque Suffolk village of Eastbridge, on the threshold of Minsmere and ideally situated for access to the Suffolk Heritage Coast and the seaside towns of Aldeburgh and Southwold. There are two nearby pubs: The Lion Inn at Theberton and the famous Eel's Foot at Eastbridge. There are walks from Eastbridge onto Minsmere nature reserve and a delightful walk, just down from the Eel's Foot, which winds its way through the marshes all the way to the beach. The nearby towns of Leiston and Saxmundham offer good local shops. Saxmundham has a Waitrose and a Tesco supermarket. The railway station at Saxmundham provides connecting services to London, Norwich and Cambridge. Leiston has a sports centre and swimming pool, cinema and a museum dedicated to the town's proud industrial heritage. There are golf courses at Aldeburgh and Thorpeness and sailing on the Alde/ Ore. Among the many other attractions in this part of Suffolk are the ancient castles at Orford and Framlingham and the world famous Snape Maltings Concert Hall which is home to the Aldeburgh Festival. This part of Suffolk has become a haven for writers, artists and musicians.

VIEWING

By appointment with Jennie Jones
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LOCAL AUTHORITY East Suffolk District Council,
Station Road, Melton
Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

SERVICES

Mains water and electricity. Drainage to a private system.

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

Distance London 109 miles
Ipswich 26miles
Southwold 13.5 miles
Saxmundham 5.5 miles
Leiston 2.5 miles

Schools Leiston Primary School
King Georges Avenue IP16 4JQ
Telephone: 01728 830743

Alde Valley Academy (High)
Seaward Avenue. IP16 4DG
Telephone 01728 830576

Railway Station Station Approach Saxmundham

Doctor's surgery 15 Main Street
Leiston IP16 4ES
Telephone 01728 830526

Supermarkets Co-op Leiston
Tesco Saxmundham
Waitrose Saxmundham

Sports centre Leiston Leisure Centre (pool)
Red House Lane. IP16 4LS

Tenure Freehold

THIS PROPERTY Proposals exist to build park and ride sites and a workers campus, in the nearby area as well as make road and rail improvements, to service construction of the proposed new Sizewell C power station. Whilst no decisions have been made on the power station or the exact location and details of the facilities or improvements, public consultation is continuing. Further information go to: <http://sizewell.edfenergyconsultation.info> These proposals do not directly affect the cottage or surrounding fields.

These photographs of the marshes, woodland and beach at Eastbridge were taken by the artist and photographer Jon Swallow and were kindly lent to us in 2017.





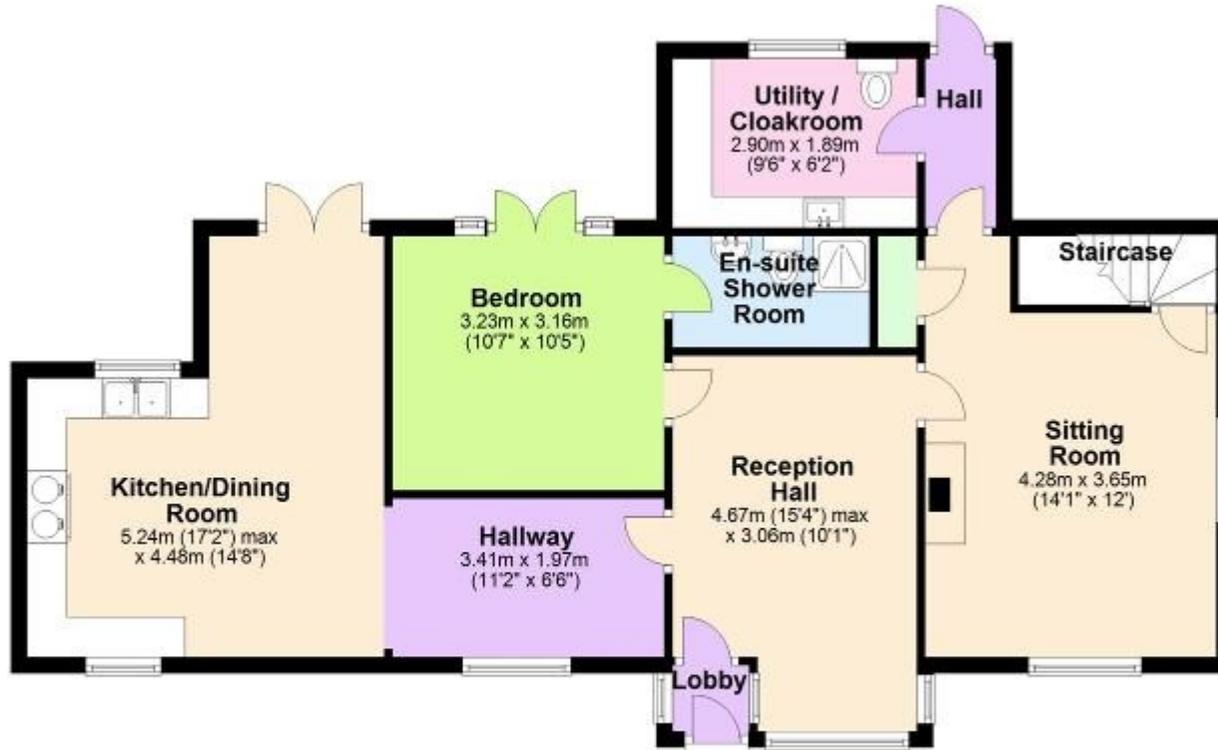






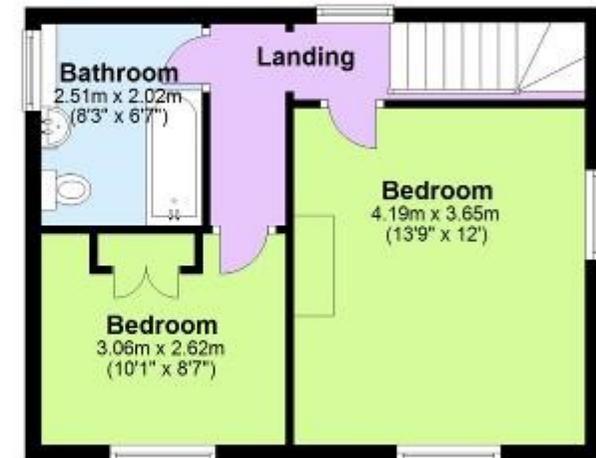
Ground Floor

Approx. 65.7 sq. metres (922.9 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 121.4 sq. metres (1307.0 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.