

SOUTHWOLD  
&  
SAXMUNDHAM

EST. JJ 1993

JENNIE JONES

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ESTATE AGENTS



Albion House, Albion House, Saxmundham, Suffolk. IP17 1BN

Offers in excess of  
**£450,000**

## **Albion House, 31 Albion Street, Saxmundham, Suffolk. IP17 1BN**

An elegant Victorian town house and holiday let cottage which is situated very close to the High Street and railway station of the popular and well-served market town of Saxmundham. The property is located in an attractive corner plot position and benefits from a west facing walled and secluded courtyard which has double gates that provide vehicular access. The main house, which retains its beautiful period architectural features, is centrally heated by gas fired radiators. There is an elegant double aspect sitting room which has a fireplace with a fitted gas-fire. The family room, which also has double aspect sash windows, is a versatile and generous sized second reception room. The farmhouse kitchen/diner lies at the heart of the house and opens out to the courtyard via a pair of French windows. The kitchen is beautifully appointed with an extensive range of base level and wall mounted cupboards, with a lovely Rayburn range which provides hot water and fires the central heating. In addition, there is an integrated four ring electric hob with an oven and extractor hood. There is a useful downstairs cloakroom and utility room. Albion House also benefits from a large cellar which has a ceiling height of approx. 1.96m, which provides very useful storage space and could be adapted for additional living space (subject to consent). The first floor comprises a large double aspect principal bedroom; a spacious double guest bedroom which opens through to third back bedroom/dressing room, and a fourth single bedroom located at the front of the house. The family bathroom is particularly large and has a bath and a shower cubicle.

Stable Cottage, which has its own independent access from the courtyard, is a two story annexe that has been run as a very successful holiday let. The cottage comprises: a sitting room and kitchen on the ground floor with a bedroom and shower room on the first floor. The cottage is heated by electric night storage heaters.

Both Albion House and Stable Cottage are well maintained and attractively presented throughout. The west facing courtyard provides the perfect out door entertaining space and would make an ideal container garden.

Saxmundham is a very well-served market town which lies approximately seven miles from the Suffolk Heritage Coast. The town has a railway station and Waitrose and Tesco supermarkets. The vibrant High Street has good local shops and the town also has a Wednesday market. There is a Primary School and a High School (a free school run by the Seckford Foundation). Among the many attractions in the local area are the seaside towns of Aldeburgh and Southwold, nature reserves at Minsmere, North Warren and Havergate Island and Snape Maltings: home to the Aldeburgh Festival. There are golf courses at Thorpeness and Aldeburgh and sailing on the rivers Deben, Alde/Ore and Orwell.

**VIEWING** By appointment with Jennie Jones  
Estate Agents 01728 605511  
  
[saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)  
[www.jennie-jones.com](http://www.jennie-jones.com)

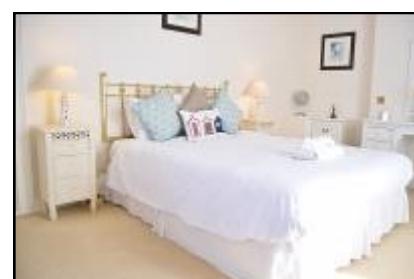
**LOCAL AUTHORITY** Suffolk Coastal District Council, East Suffolk House, Station Road, Melton Woodbridge, Suffolk IP12 1RT  
Tel: 01394 383789

**SERVICES** Mains water, electricity, gas and drainage.

**EPC** - F

<b>Distance</b>	London	106 miles
	Ipswich	21 miles
	Aldeburgh	7 miles
<b>Schools</b>	Saxmundham Primary School Brook Farm Road. IP17 1XQ Telephone: 01728 602205	
	Saxmundham High School Seaman Avenue. IP17 1DZ Telephone 01728 633910	
<b>Railway Station</b>	Station Approach Saxmundham	
<b>Doctor's surgery</b>	Lambsale Meadow Saxmundham IP17 1DY Telephone 01728 602022	
<b>Supermarkets</b>	Tesco Saxmundham Waitrose Saxmundham	
<b>Sports centre</b>	Leiston Leisure Centre (pool) Red House Lane. IP16 4LS	

Entrance Hall; Sitting Room 4.78m x 3.78m; Family Room 4.80m x 3.33m;  
Farmhouse Kitchen/Dining Room 7.39m x 3.58m; Utility Room 2.16m x 1.78m; Cloakroom;  
Cellar 3.58m x 3.33m; Galleried Landing; Bedroom One 4.78m x 3.76m;  
Bedroom Two 3.66m x 3.61m; Bedroom Three 4.17m x 1.73m; Bedroom Four 3.45m x 2.18m;  
Bathroom 2.92m x 2.46m. Stable Cottage: Sitting Room 3.73m x 2.46m; Kitchen 2.84m x 2.06m;  
Landing; Bedroom 3.78m x 2.72m; Shower Room.









**Ground Floor**  
Approx. 17.3 sq. metres (186.1 sq. feet)



**First Floor**  
Approx. 17.3 sq. metres (186.1 sq. feet)



Total area: approx. 34.6 sq. metres (372.3 sq. feet)

**Basement**  
Approx. 29.8 sq. metres (323.5 sq. feet)



**Ground Floor**  
Approx. 34.6 sq. metres (372.3 sq. feet)



**First Floor**  
Approx. 65.0 sq. metres (700.2 sq. feet)



Total area: approx. 159.8 sq. metres (1720.0 sq. feet)





SOUTHWOLD  
T: 01502722065  
E: [southwold@jennie-jones.com](mailto:southwold@jennie-jones.com)

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T: 01728 605511  
E: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

[www.jennie-jones.com](http://www.jennie-jones.com)