

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

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SAXMUNDHAM

ESTATE AGENTS



The Old Post Office, Little Glemham, Woodbridge Suffolk. IP13 0BE

GUIDE PRICE £425,000

A beautiful Grade II listed detached early Georgian House which incorporates a shop that was formerly the village post office, situated in a prominent position at the very heart of this Suffolk village between Woodbridge and the Suffolk Heritage Coast. The property which has a wealth of beautiful period architectural features (including exposed timbers, open fireplaces and early fenestration), benefits from oil-fired central heating and a recently installed wood burner in the sitting room which supplements the central heating system. The accommodation includes four impressive double bedrooms which are served by a family bathroom and an en-suite shower room to bedroom one. There is also an attractive first floor gallery/study area. The ground floor incorporates the original shop (now a family room) and the large store room which is used as a hobbies room and could be adapted for use as an office or as an art studio. These former commercial areas offer tremendous potential for anyone wishing to run a business from home e.g. small specialised retail; consultancy; therapeutic services etc. (subject to necessary consents). It could also be adapted to create a self contained annexe. The main body of the ground floor space includes a spacious sitting room which has an inglenook fireplace (with wood burner) and opens through to the breakfast room which in turn opens to the garden via French windows. The dining room, which is also generously proportioned, has a beautiful fireplace. This room opens to both the family room/former shop and the well appointed kitchen which is comprehensively fitted with limed oak cabinets and has space for a range cooker; fridge/freezer and washing machine. There is a covered rear porch that links the house to a very useful and recently installed gardener's w.c. The rear garden is walled and private with a paved patio. It is mainly laid to grass and has a pedestrian courtesy door into the garage. The oil-fired boiler is located externally in the garden. The garage, which measures 4.90m x 4.89m provides good covered parking space, but could also be dismantled and the space shared between the parking area and rear garden.

Little Glemham is perfectly located for access to the Suffolk Heritage Coast, the Suffolk Market towns of Saxmundham, Framlingham and Woodbridge and the sea side town Aldeburgh. The village has its own pub and there is an excellent farm shop and café in the neighbouring village of Marlesford. The nearest railway station is one village on from Marlesford at Campsea Ashe with connecting services to London, Norwich and Cambridge, via Ipswich. Little Glemham is well known for the magnificent Glemham Hall: a privately owned country estate which plays host to country fairs and open air music events. There are fine local walks along the village's many public footpaths and excellent cycle routes nearby. Other attractions in the area include the Snape Maltings Concert Hall, Orford Castle and the beautiful sea side towns of Aldeburgh and Southwold. There are many nature reserves, the most famous of which: RSPB Minsmere, has played host to the BBC's Springwatch. There are golf courses at Aldeburgh, Woodbridge and Ufford and sailing on the rivers Alde, Ore and Deben. Saxmundham has both Waitrose and Tesco supermarkets. There is a Coop supermarket at Wickham Market where there is also a primary school and health centre

SUMMARY OF THE ACCOMMODATION

Entrance Lobby; Sitting Room 4.30m x 3.97m; Breakfast Room 4.28m x 1.93m; Dining Room 3.94m x 3.68m; Kitchen 6.86m x 2.02m extends to 2.64m; Family Room/Shop 5.76m x 3.98m; Workshop/studio 5.32m x 3.55m; First Floor Landing; Bedroom One 4.49m x 4.09m; En-suite Shower Room; Bedroom Two 3.73m x 4.14m; Family Bathroom; Landing/Study Area 5.31m x 1.89m; Bedroom Three 4.12m x 4.14m; Bedroom Four 4.10m x 3.83m.

SOUTHWOLD

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SAXMUNDHAM

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LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT
Tel: 01394 383789

SERVICES

Electricity and water. Drainage to a private system

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

DIRECTIONS From Saxmundham proceed south along the A12 to Little Glemham and into the 30MPH zone. The property will be found on the right hand side (opposite the pub) and on the corner of Shop Lane

EPC RATING = exempt

Ground Floor

Approx. 114.3 sq. metres (1290.2 sq. feet)



First Floor

Approx. 108.9 sq. metres (1172.0 sq. feet)



Total area: approx. 223.2 sq. metres (2402.2 sq. feet)

Expertly Prepared by savillsrealty.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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









