

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



1 Vault Hill Cottage, Minsmere Bird Reserve, Suffolk IP17 3BY

Guide Price

£395,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; FAMILY KITCHEN/DINING ROOM; LANDING; THREE BEDROOMS; BATHROOM; LARGE GARDENS; OFF ROAD PARKING**

### **THE PROPERTY**

Situated in wooded surroundings within the famous RSPB bird sanctuary at Minsmere this semi detached property affords the rarest of opportunities to own a property in the heart of this bird reserve a couple of minutes walk or so from the RSPB centre. The property, which has oil fired heating and double glazed windows, is in need of a programme of updating but would seemingly make the perfect second home, particularly for bird watchers, and with excellent potential to develop a strong income stream with potential year round lettings. The front hall gives access to both reception rooms with the sitting room having a fireplace and double aspect windows and the kitchen having a range of fitted units with fitted worksurfaces, built in sink, split level cooker with oven and hob, shelved pantry and door to outside. On the first floor the landing gives separate access to all three bedrooms and bathroom and has an airing cupboard with hot water cylinder with immersion heater. 1 Vault Hill Cottages has good sized gardens which are wedge shaped and surround the property and are laid to grass, shrubs and established trees. Garden work shed with wood store attached, coal bunker and brick built barbeque. Attached to the property is an outside WC and separate Storage cupboard with the modern water pumping system and it would be relatively easy to incorporate this into the main property (subject to planning and building regulations).

### **LOCATION**

Apart from the attractions of the bird reserve there are many wonderful walks and cycle routes in the surrounding area, the beach being about 20 minutes away on foot. The enchanting village of Westleton, well known for it's village green, lies about one and a half miles from the property and which has excellent amenities that include two pubs/restaurants, post office stores, a garage and second hand bookshop. There is a railway station at the neighbouring village of Darsham which offers a regular service, via Ipswich, to London (Liverpool Street) in about two hours. The market town of Saxmundham has a Waitrose and Tesco supermarket together with good local high street shops and the historic coastal towns of Aldeburgh and Southwold are both within easy driving distance, both having golfing and sailing clubs. Other local attractions include Snape Maltings which is an internationally renowned music venue and home to the Aldeburgh Festival, the ancient castles at Orford and Framlingham and there are good farm shops at the neighbouring villages of Darsham and Middleton.

### **TO FIND THE PROPERTY**

Drive through Westleton on the main road heading towards Leiston with The Crown public house on your left and Scarlett's garage on your right, turn left in to Mill Road. Proceed straight along this road for 1.7 miles and 1 Vault Hill Cottages will be found on your left hand side and identified by a Jennie Jones 'FOR SALE' board.

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND= C**

**SERVICES:** Mains electricity is available to the property. Water is from a private well (regularly tested) with a modern pressurised pumping system. Drainage to septic tank. Central heating from an oil fired boiler in the kitchen with radiators throughout the property.

**VIEWING**

By appointment through Jennie Jones Estate Agents:  
**SAXMUNDHAM OFFICE**(01728) 605511

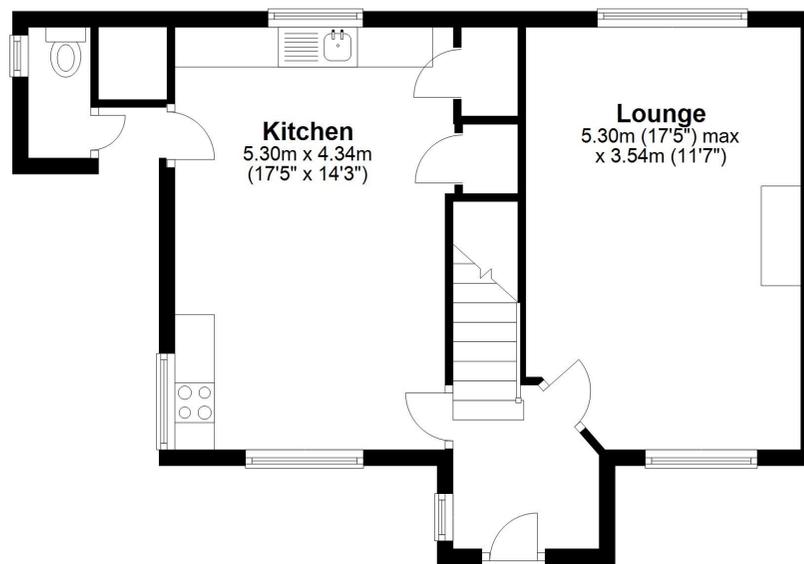
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**AGENTS NOTE**

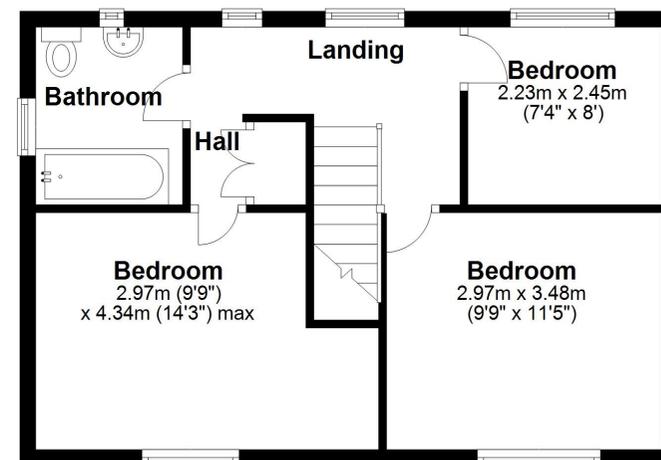
We understand from the vendor that there is an historical right of way at the side of the property to Scotts Hall.

**EPC RATING = D****Ground Floor**

Approx. 47.3 sq. metres (509.4 sq. feet)

**First Floor**

Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)

**1 vault hill, cottages, Minsmere**

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









