



CROWN COTTAGE

Knodishall | Suffolk

EST.  1993

Crown Cottage, Aldringham Road, Knodishall IP17 1UJ

An enchanting period cottage

Leiston – 1.5 miles
Aldeburgh – 3.5 miles
Saxmundham (with rail links to London) – 5 miles

- Entrance Porch ● Sitting Room ● Kitchen ● Landing ● Bedroom ●
- Dressing Room ● Shower Room ●





The Property

Tucked behind a leafy front garden with mature planting and off-road parking, Crown Cottage is a truly enchanting one-bedroom period home, full of personality and character. Spread across two floors, the cottage balances cosy charm with thoughtful layout and light-filled spaces.

A stable door opens into the entrance porch, leading to a warm and inviting sitting room where a beautiful inglenook fireplace with exposed brickwork and a wood-burning stove takes centre stage. The kitchen is bathed in natural light thanks to twin Velux windows and offers a smart, cottage-style layout with tiled flooring, along with a pantry/utility cupboard cleverly tucked to the side.

A winding staircase leads to the upper floor, where you'll find a well-proportioned double bedroom, a dressing room, and a modern shower room. Outside, the enclosed courtyard-style garden offers peace and privacy, with established borders and a delightful brick-built shed that could be used for storage, a workshop, or even a small studio.

This rare little gem would make an ideal full-time residence, peaceful pied-à-terre, or charming holiday let, just minutes from the Suffolk Heritage Coast.

Location – Knodishall

Knodishall is a traditional Suffolk village just a few miles from the coast at Aldeburgh and within easy reach of Snape Maltings, Thorpeness, and RSPB Minsmere. The village itself retains a friendly and relaxed character, with a village green, community shop, post office, and the well-regarded Butcher's Arms pub just a short walk from the cottage.



Knodishall's location makes it highly desirable for those seeking a quieter pace of life while remaining well connected. With nearby access to the A12 and mainline rail links at Saxmundham and Darsham, it's an ideal setting for a weekend retreat or year-round home.

Services

Mains electricity, water & drainage connected, heating is via electric

Local Authority and Council Tax Band

East Suffolk Council

EPC Rating

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