

JENNIE JONES

EST. 1993

ESTATE AGENTS

BRIDGE STREET

TOWER COTTAGE

BRIDGE STREET

Kelsale | Suffolk

£220,000

TOWER COTTAGE, BRIDGE STREET, KELSALE SAXMUNDHAM IP17 2PB

Saxmundham – 1.5 miles

Aldeburgh – 9.5 miles

Framlingham – 10 miles

- Entrance Hall ● Open Plan Living Room Kitchen ● Cloakroom ●
- First Floor Landing ● Sitting Room / Bedroom ● Study / Bedroom ●
- Second Floor Landing ● Two Bedrooms ● Bathroom ●
- Private Courtyard ●

The Property

Tower Cottage is a distinctive and well-presented three-storey semi-detached period home, enjoying a central position within the sought-after village of Kelsale. The cottage offers flexible accommodation with three bedrooms spread over two upper floors and the added bonus of a first-floor sitting room, which could alternatively be used as a fourth bedroom or home office.

On the ground floor, the property is entered via a welcoming hall-way with a useful under-stairs cupboard and attractive exposed beams. The dining room offers a lovely reception space with an open brick fireplace (currently sealed) and connects directly to the fitted kitchen, which includes a range of cream units, worktops, a stainless steel sink, and integrated Bosch dishwasher. The kitchen also gives access to a cloakroom and the rear courtyard garden.

On the first floor, a charming sitting room with exposed beams and a fireplace makes for a cosy space, but could be reconfigured as a bedroom. There is a further study/single bedroom to the rear on this level.

The top floor offers two additional bedrooms and a bright shower room fitted with a contemporary suite, Velux window and heated towel rail.

The cottage benefits from gas central heating, UPVC double glazing, and a small but useful courtyard garden to the rear. Offered

A delightful three-storey cottage in a sought-after village setting, brimming with character and charm



with no onward chain, the property would suit a variety of buyers, including those looking for a permanent home, holiday let, or investment opportunity.

The Location

Tower Cottage is situated in the heart of Kelsale, a charming and historic Suffolk village just north of Saxmundham. The village boasts a wonderful mix of period buildings, a well-regarded primary school, active village hall, church, and community-run club—all fostering a vibrant local atmosphere. A real sense of community spirit remains here, making it an attractive place to settle.

Just over a mile away is Saxmundham, a thriving market town with a wide range of amenities including supermarkets (Waitrose and Tesco), independent shops, cafes, restaurants, doctors, dentists, and a railway station with regular connections to Ipswich and London Liverpool Street.

Services

Mains water, mains electricity, mains drainage.

Gas-fired central heating.

Double glazing throughout.

Local Authority and Council Tax Band

East Suffolk Council

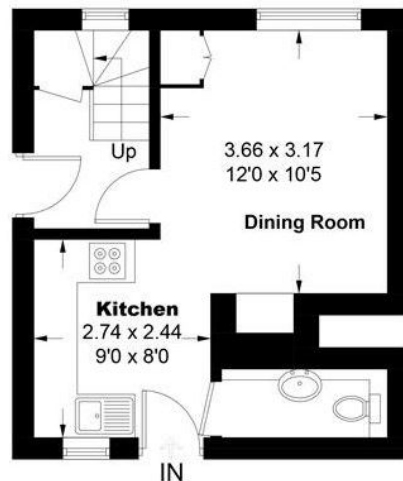
Council Tax Band: C

EPC Rating D

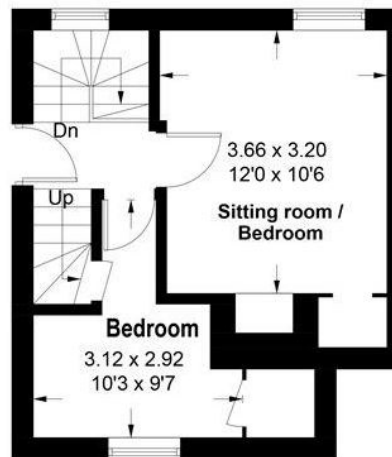


Tower Cottage, Kelsale

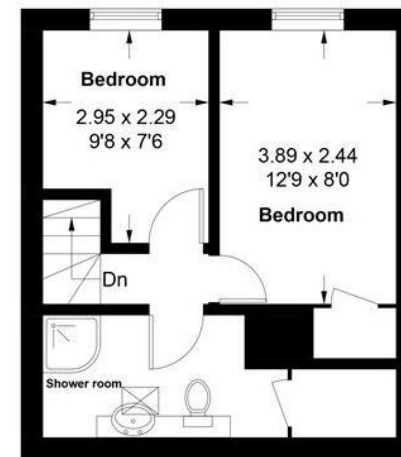
Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



Ground Floor



First Floor



Second Floor

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