Chartered Surveyors / Estate Agents

Clarke & Simpson









1 Keepers Cottages, Aldringham, Leiston, IP16 4QY

A charming red-brick three-bedroom semi-detached cottage in a rural setting on the outskirts of Aldringham, with views over farmland to the front and rear, and just a short distance from the Heritage Coast at Thorpeness.

Guide Price £295,000 Freehold

P7836/B

Summary

Entrance hall, sitting room, kitchen/dining room, cloakroom and rear hall/boot room.
Two first floor bedrooms and bathroom.
Second floor bedroom.
Gardens to front and rear.
Brick outbuilding with power and light.
Timber detached garage with carport. Two covered car parking spaces. Ample off-road parking.

Location

1 Keepers Cottage is located in the Parish of Aldringham, in a rural location set well back from the Thorpeness Road, and just over 2 miles from the centre of the coastal village of Thorpeness, well known for its Meare boating lake, the 'House in the clouds', golf club and country club. Aldringham itself benefits from a popular dining public house, The Parrot & Punchbowl, and is in an ideal location from which to explore Suffolk's Heritage Coast and its many and varied attractions. The coastal town of Aldeburgh is just 4 miles to the north and offers shops, cafes, restaurants as well as its annual carnival. Also within the vicinity are historic castles at Framlingham and Orford, together with the famous concert hall at Snape Maltings, which hosts a wide variety of musical events throughout the year. RSPB Minsmere is also within easy driving distance. Day to day shopping can be found in Leiston, about 1 mile to the north, and also at Saxmundham, approximately 6 miles to the north-west, which offers Waitrose and Tesco supermarkets together with a railway station with regular services to Ipswich where connecting trains to London's Liverpool Street Station can be taken.

Description

1 Keepers Cottage, Aldringham, is a charming, three bedroom semi-detached red brick period cottage with accommodation laid out over three floors. The property forms one half of a pair of semi-detached houses, with the neighbouring property now sold subject to contract (SSTC). The property sits in a rural location on the outskirts of the village of Aldringham with rural views to the front and rear, and is just a short drive from the Heritage Coast at Thorpeness. The cottage offers ample opportunity for an incoming purchaser to put their own mark on the property albeit it is presented in reasonable order throughout and benefits from double glazing and gas fired central heating.





The property is approached from the front via the brick covered storm porch with front door opening to the entrance hall where stairs rise to the first floor landing. A door opens to the dual aspect sitting room which has windows to the front and side, a large understairs cupboard and an open fireplace in red brick surround with tiled hearth and wooden mantel over. A door from the sitting room opens to the kitchen/dining room. The kitchen area is fitted with a matching range of wall and base units with roll top worksurface and tiled splashback. The worksurface incorporates a stainless steel single drainer sink unit with mixer tap over. There is space for a gas cooker with extractor hood over. An inner lobby leads to a further door to the cloakroom comprising low level WC, corner hand wash basin with mixer tap over and tiled splashback, and also a chrome heated radiator. A further opening from the inner hall leads to the rear hall which serves as a boot room with built-in cupboards with shelving and coat hooks.

Stairs from the entrance hall rise to the first floor landing. Bedroom one has a window to the rear and also houses the built-in airing cupboard with water cylinder and slatted shelving. Bedroom two is a further double bedroom with window to the front and side and built-in wardrobe with hanging rail and shelf over. The bathroom comprises a panelled bath in tiled surround with shower attachment, mixer tap and glass screen, WC and hand wash basin with mirror fronted cupboard over. There is also a wall mounted Dimplex heater, shaver point, heated towel radiator, extractor fan and window to the side.

From the first floor landing a further staircase leads to the second floor attic bedroom three which is a good size double room with dormer window to the front, window to the side, electric panel heater and built-in eaves storage.

Outside

The property is approached via a track to a parking area to the rear of the property which is between the house and the outbuilding which has power and light. There is further parking available to the rear of the timber garage under the covered carport and storage area. To the front of the cottage is a small enclosed garden mainly laid to lawn with views to the south over neighbouring farmland.

To the rear of the property beyond the drive is an enclosed garden together with a timber summerhouse. The garden is mainly laid to lawn but interspersed with flower and shrub borders and enclosed by panel fencing and hedging. There is an outside tap and external lighting.

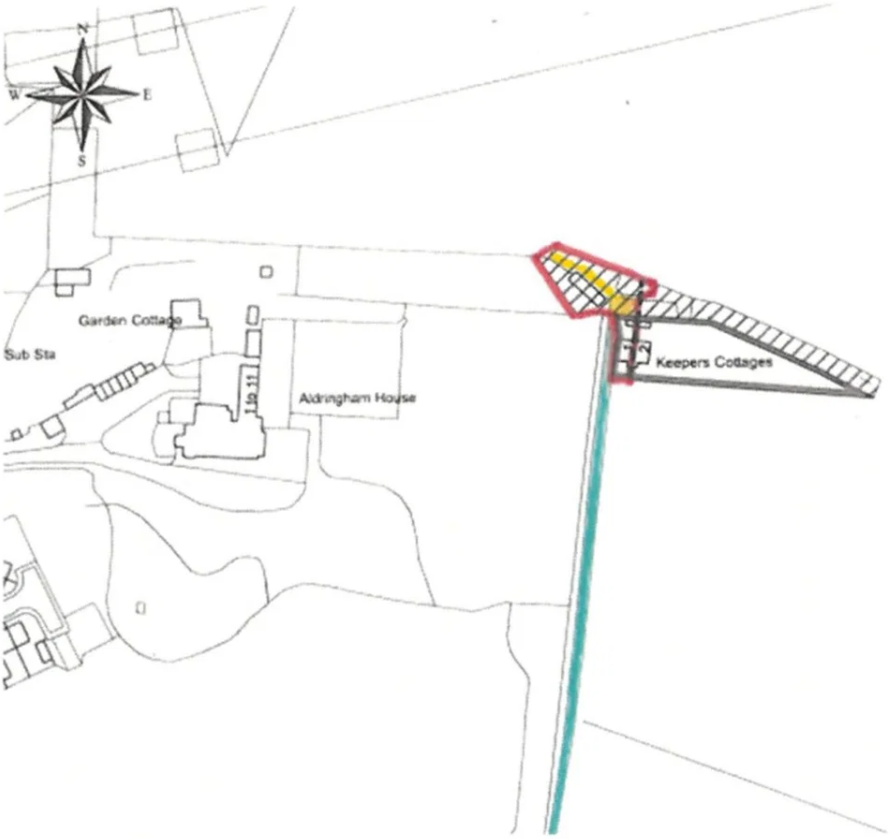






1 Keepers Cottages, Adringham

Indicative Site Plan



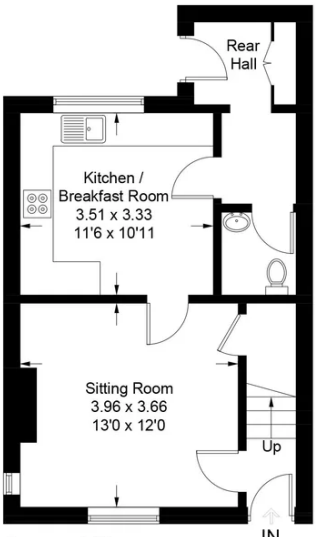
Key

- Freehold Title
- Access for no 2.
- Right of access over driveway
- Land included on a separate title

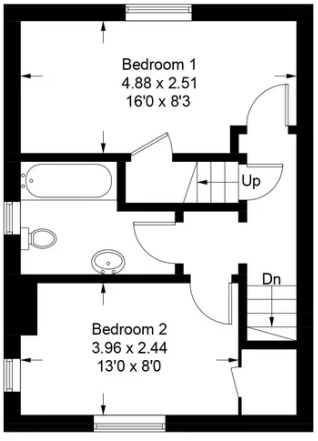
1 Keepers Cottages, Aldringham

Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft
Outbuilding = 63.2 sq m / 680 sq ft
Total = 159.2 sq m / 1713 sq ft

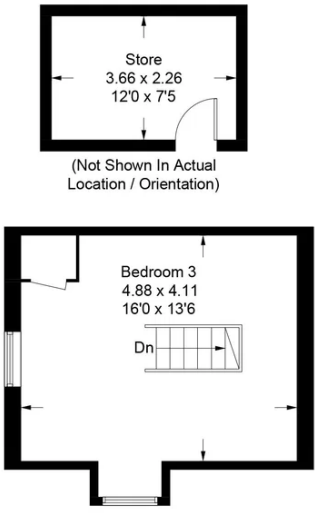
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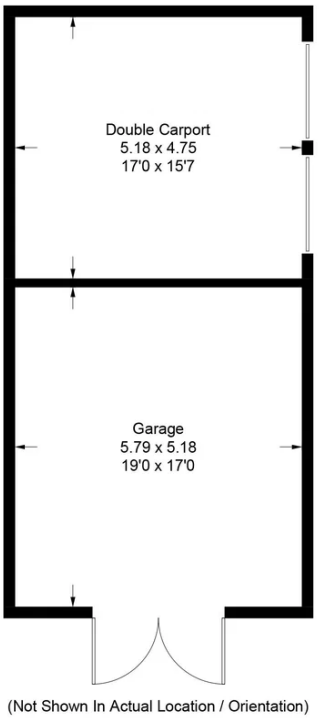
Ground Floor



First Floor



Second Floor



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Produced for Clarke and Simpson



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. There is a private track that leads to both 1 and 2 Keepers cottages over which both properties have a pedestrian and vehicular right of way to access their properties. The track must be kept clear as it provides access to the farm beyond.
5. Scottish Power Renewables will be laying underground cables in the fields surrounding the property this will have a temporary impact during construction.





Directions
Leaving Thorpeness in a Westerly direction on the B1353 continue entering the village of Adringham.

On entering the village the driveway to the property can be found on the right immediately after the Aldringham Tea Rooms. Identified by a Clarke and Sjmpson For Sale Board.

For those using the What3Words app: ///bonds.turntable.untrained

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage –Septic Tank believed to be compliant. Gas fired central heating.

Broadband To check the broadband coverage available in the area click this link –https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band B; £1,748.81 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.





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