



37 High Street

Aldeburgh, Suffolk, IP15 5AU

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Bedfords

ESTABLISHED 1966

37 High Street, Aldeburgh, Suffolk IP15 5AU

- Southwold 18 miles
- Saxmundham 7.2 miles
- Ipswich 26 miles
- London by train from Ipswich 1hr 15mins

ENTRANCE LOBBY | LIVING ROOM | KITCHEN/DINER | CLOAKROOM | STUDY | UTILITY CUPBOARD | REAR HALL | FOUR BEDROOMS | BATHROOM | SEPARATE TOILET | GARAGE | OFF STREET PARKING | GARDEN

37 High Street is a traditionally built substantial and attractive property standing at the top end of the High Street of this highly sought-after coastal town, just a stone's throw from the beach. The property has been granted planning permission to convert the former solicitors office to a residential dwelling. Ref. No: DC/23/2963/FUL| Validated: Wed 09 2023 | Status Permitted.

The building was formerly the Hill Farm Dairy with residential accommodation above. When the dairy ceased trading in 1965, it became a private house and since the mid-1990s it has been used as a solicitors' office for a local legal firm.

The property is still largely configured as a family house which offers the scope to remodel. The ground floor accommodation could be arranged as three reception rooms and a kitchen/breakfast room. The main house has three bedrooms and a family bathroom and the rear offers the possibility for a fourth bedroom with en-suite.

On entering the property you find yourself in this wonderful reception hall with door to what will be a lovely sitting room and door to the kitchen currently in need of updating; this opens through to the potential dining room. Off the kitchen is a door to the garden and from the dining area are stairs to the first floor.

A superb opportunity to acquire this historic property and turn it into a fabulous 4/5 bedroom house with parking for several cars and only a stone's throw from the beach.

Guide: £725,000 FREEHOLD



On the first floor you will find three bedrooms, family bathroom and separate toilet.

A passage from the reception/dining room leads to the rear of the property offering further accommodation or annexe potential. Currently configured into a hall, cloakroom, small reception room, strong room stairs to two first floor reception rooms. This could be opened up into a magnificent kitchen/breakfast room with the first floor rooms offering potential for a bedroom with en-suite.

Outside

There is parking for some five cars to the front and to the side. To the rear is a large garage, although it is suspected that, as a family house, someone may wish to remove or reduce the size of the garage, to increase the size of the garden. The property sits in the conservation area of Aldeburgh.

NB: Some of the rooms have virtual furnishings.

Services

Mains water, gas, electricity and drainage are connected. According to Ofcom superfast broadband is available, and mobile coverage is via EE, Vodafone and O2.

Local Authority

East Suffolk District Council – Council Tax Band TBC
EPC Rating D (Commercial EPC currently)

Directions

what3words – nearly.tidying.decompose.

Location

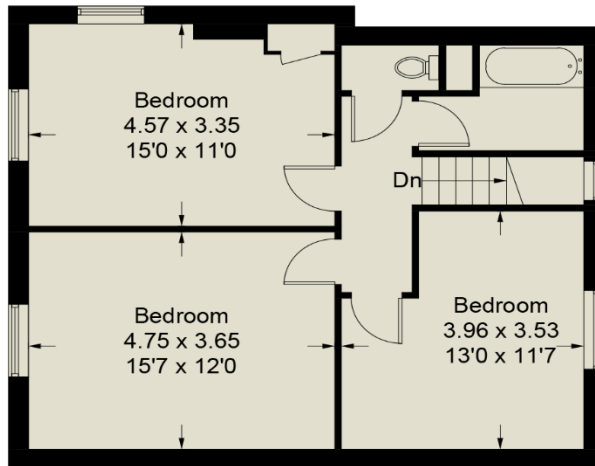
ALDEBURGH is one of Suffolk's most sought-after coastal towns, with superb recreational facilities including sailing, golf, fishing and walking. The town also provides an excellent selection of shops and boutiques, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 4 miles away. Dunwich Heath and Minsmere Bird Reserve are also close by. Saxmundham, which is about 7 miles away, has a wide range of shops including a Waitrose and a railway station which connects to Ipswich and onto London Liverpool Street.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

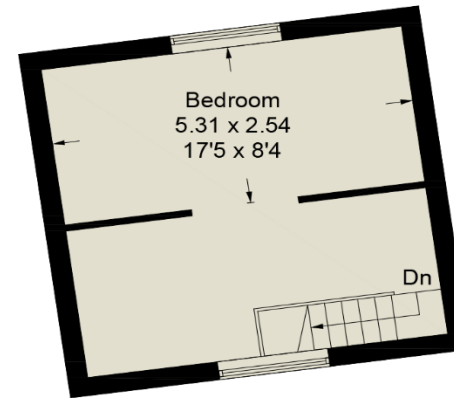


37 High Street, Aldeburgh

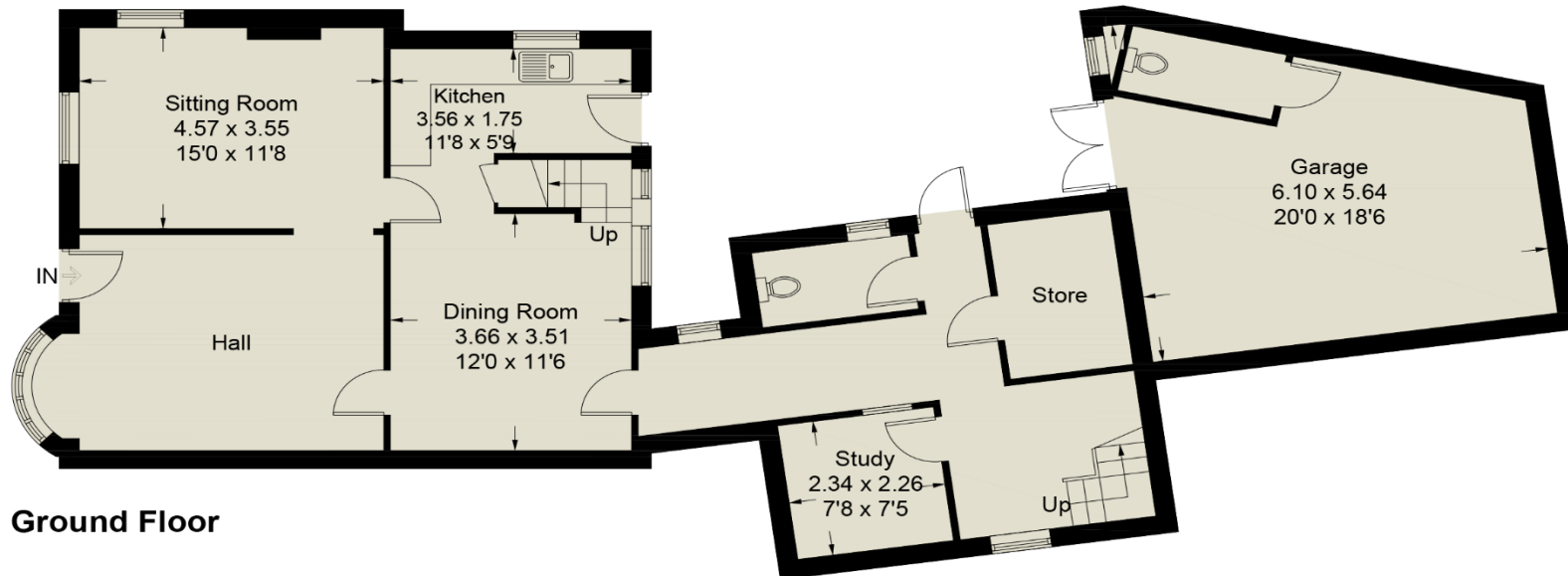
Approximate Gross Internal Area = 196 sq m / 2117 sq ft
(Including Garage)



First Floor



First Floor



Ground Floor





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