



2 Mariners Rest, Friston

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Bedfords
ESTABLISHED 1966

2 Mariners Rest, Low Road, Friston, Suffolk, IP17 1PW

- Aldeburgh 4.1 miles
- Southwold 18.4 miles
- Saxmundham Train Station 3.2 miles
- London 1 hour 15mins approx. by train from Ipswich.

ENTRANCE HALL | SITTING ROOM | KITCHEN/BREAKFAST ROOM | DINING ROOM | STUDY/BEDROOM | CLOAKROOM | FOUR BEDROOMS | TWO BATHROOMS | GARDEN | INTERNAL COURTYARD | OFF ROAD PARKING | SHED | GARAGE | NO ONWARD CHAIN

THE PROPERTY:

2 Mariners Rest is a charming period cottage that has been extended to incorporate a single story annexe and garage.

The original red-brick cottage dates back to the 1850's and has been in the same family since that time. The front door entrance leads to a hallway to serve the annexe and opens to a side hall with cloakroom and bathroom to enter the main cottage.

A generous sitting room with open fire leads to the kitchen and breakfast/dining room. The kitchen comprises high and low level units, stainless steel sink with mixer tap, space for washing machine, electric oven, fridge-freezer and dishwasher. A small study/bedroom and storeroom lead off the breakfast/dining room.

The annex comprises a double bedroom, a second double bedroom/living room and family shower room.

On the first floor is a landing, a generous double bedroom with adjacent dressing room and a further single bedroom which walks through to another single bedroom.

A charming four bedroom detached house set in the historic village of Friston.

Guide: £425,000 FREEHOLD



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The cottage would benefit from some further remodelling internally.

OUTSIDE:

To the front of the property is ample parking for numerous cars and access to a single garage. From the breakfast/dining room double doors lead to a sunny courtyard and a generous garden mainly laid to lawn with patio area and herbaceous borders and mature hedging.

SERVICES:

Mains: Electric, water, sewage

ACCORDING TO Ofcom there is superfast broadband and mobile coverage is available.

Council Tax: D

EPC E

What3words: verdict.lingering.stance

LOCATION:

FRISTON is a picturesque Suffolk village, which is centered around the village green with adjacent Chequers Public House and retains a lot of its original charm. This property is also close to Knodishall with The Butchers Arms, village store, farm shop and schools. Set almost equidistant between the coastal town of Aldeburgh and Snape with its famous Maltings Concert Hall; the area offers superb opportunities for a wide range of recreational pursuits. Saxmundham (about 2 miles) offers further shops, together with supermarkets, and a main line railway station offering direct access to London Liverpool Street Station.

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

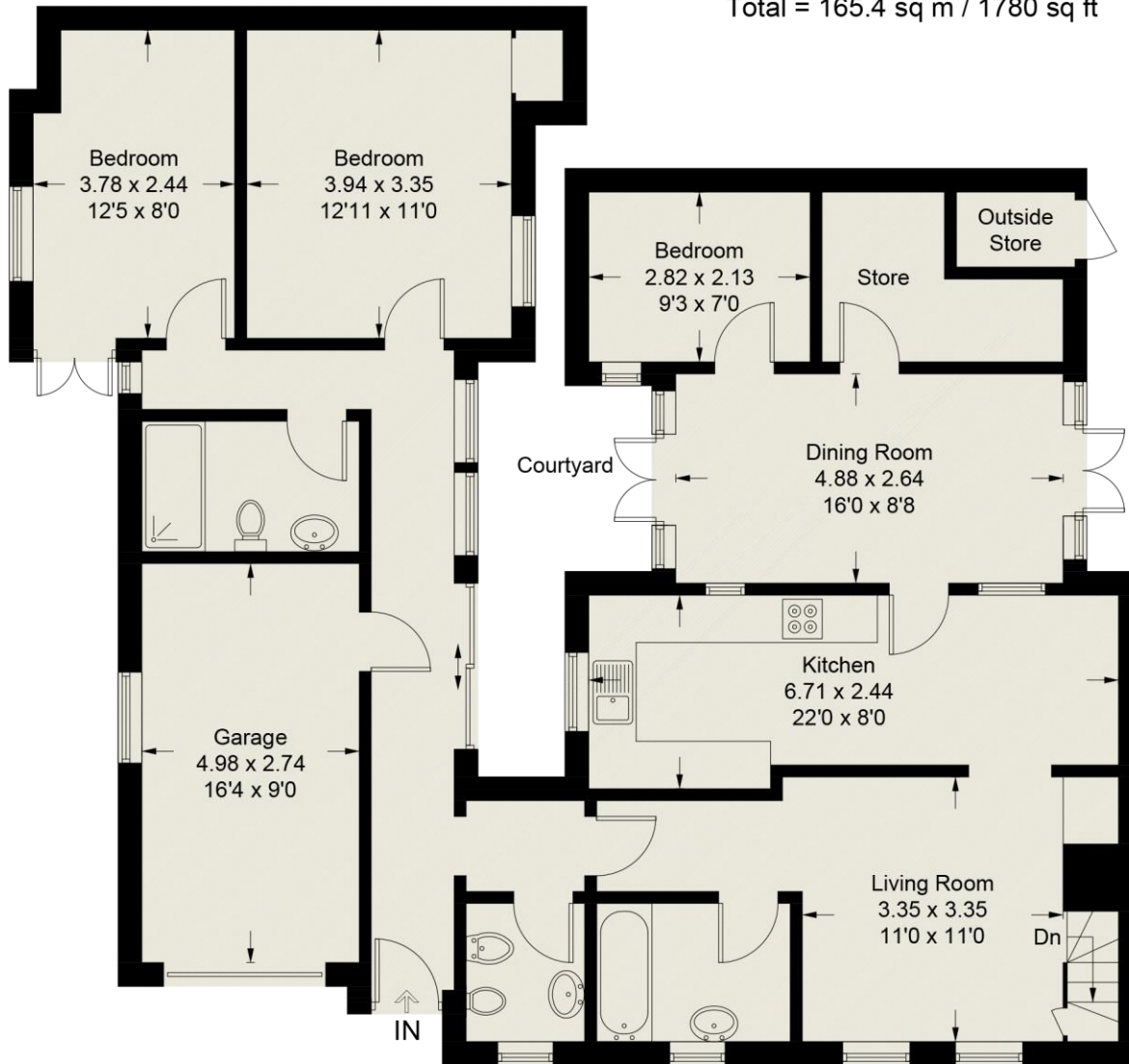


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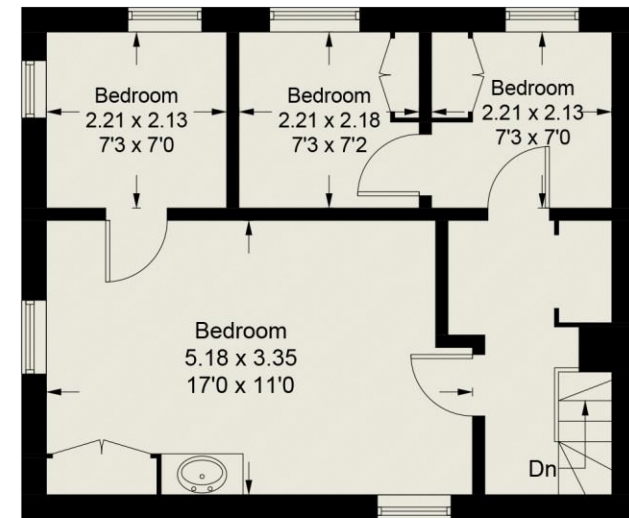
Approximate Gross Internal Area = 164.0 sq m / 1765 sq ft
(Including Garage)

Outside Store = 1.4 sq m / 15 sq ft

Total = 165.4 sq m / 1780 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		