



Stable End,

Aldeburgh, Suffolk, IP15 5DT

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ESTABLISHED 1966

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A FABULOUS THREE BEDROOM HOUSE SITUATED IN A POPULAR AREA OF ALDEBURGH WITH SEA VIEWS.

- Southwold 22.9 miles
- Saxmundham Train Station 7.6 miles
- London 1 hour 15mins approx. by train from Ipswich.

Guide: £640,000 FREEHOLD

ENTRANCE HALL | SITTING ROOM | DINING ROOM |
KITCHEN | THREE BEDROOMS | EN-SUITE | FAMILY
BATHROOM | GARAGE | PATIO | SEPARATE GARDEN |
SEA VIEWS.

Stable End is a deceptive conversion of the outbuildings that formed part of the Thellusson Lodge mansion, which has been divided into separate houses, all of which have different but elegant spacious accommodation.

The Property is arranged over two floors and benefits from gas-fired radiators and consists of front door with glass vestibule leading to an inner hall with slate floor. There is a double aspect kitchen/dining room with a range of base units and a double door leading to a terraced courtyard. A large open plan sitting room opens onto a garden room with is double aspect to the front of the property and to the rear of the sitting room where there is a large picture window affording a stunning view of St. Peter's Church and the churchyard. Bedroom three on the ground floor also has views of the church. There is a shower room with a low level WC and hand basin off the hallway.

On the first floor is a generous landing, ideal as a study area. The principle bedroom has extensive built-in storage, views to the beach and sea and a large spacious en-suite shower room with further storage. The second bedroom is a good sized double, again with storage cupboard and stunning views to the beach and sea. Adjacent to this bedroom is the family bathroom.



OUTSIDE:

The property is approached over a drive leading to a large garage. There is a separate area of garden on the terracing to the front of the main house which is mainly laid to lawn with mature herbaceous borders and shrubs. There is also a summerhouse.

The walled garden and terrace are accessed via the steps and a pair of iron gates which has the feeling of a Victorian walled garden with raised beds.

The house also benefits from access down the steps to a private gate to the High Street adjacent to the Aldeburgh cinema.

AGENT'S NOTE:

It should be noted that the responsibility for the steps belong to Stable End and the other properties in Thellusson Lodge have right of way over it only.

Services

Mains water, electricity and drainage connected.

According to Ofcom there is superfast broadband available.

Mobile coverage is likely from all networks.

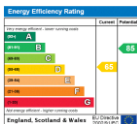
What3words: guarding.curiosity.sticker

Council Tax: TBC

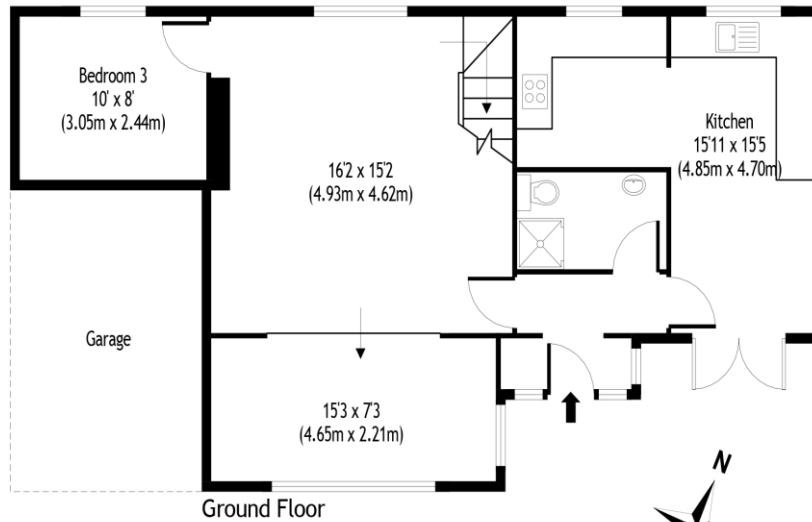
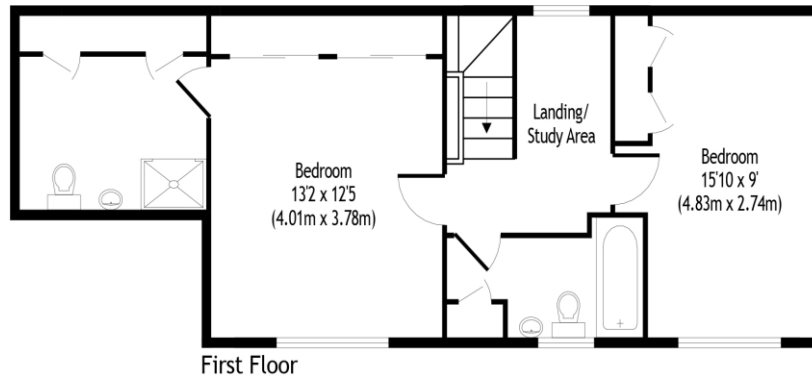
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Location

ALDEBURGH is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The town also provides a good selection of shops, 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 Waitrose and a railway station which connects to Ipswich and onto London Liverpool Street.



Stable End, Aldeburgh
Approx. Gross Internal Floor Area - 1317 Sq ft / 122 Sq M



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Bedfords | 01728 454505
ald@bedfords.co.uk
145 High Street, Aldeburgh
Suffolk IP15 5AN