



Keepers Cottage,

Theberton

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Bedfords

ESTABLISHED 1966

Keepers Cottage, Potter Street, Theberton, Suffolk, IP16 4RN

- Southwold 12.5 miles
- Saxmundham 5.6 miles
- Aldeburgh 9 miles
- London by train from Ipswich 1hr 15mins

ENTRANCE HALL | CLOAKROOM | KITCHEN/BREAKFAST ROOM | DINING ROOM
| SITTING ROOM | INNER HALL | FIVE BEDROOMS | THREE BATHROOMS ONE
OF WHICH IS EN-SUITE | GARDEN | PARKING | LOG STORE | DOUBLE
GARAGE/WORKSHOP

THE PROPERTY

Keepers Cottage in an enchanting and exceptionally pretty Victorian property set in almost three-quarters of an acre, with beautiful, south-facing gardens and summer house.

The attractive, red-brick building is believed to date from the 1890s and retains many delightful period features. It was formerly two properties that were later united into one spacious, family home, with a subsequent extension by David Marris RIBA.

The accommodation flows superbly well and comprises wonderfully proportioned, light-filled rooms. The front door opens on to a generous reception hall, with French windows out to the terrace and floor to ceiling windows flooding the room with natural light; to the left is the original house and to the right, an extension consisting of two bedrooms, utility room and shower room this offers very useful additional - ground floor - accommodation and could easily be converted into a self-contained annexe, for multi-generational living or as an AirBnB. Within the triple-aspect, garden-facing bedroom is access to a modern spiral wine cellar.

The reception hall flows through to the original cottage and the kitchen/breakfast room and dining room, which our clients use as a versatile reception space and which leads through to the sitting room.

The double aspect kitchen/breakfast room has attractive, hand built cupboards, providing ample storage, oak worksurfaces, an AGA and integrated Neff oven, and a large double, butler-style sink. A partially glazed door leads out to the garden.

The commodious dining room most clearly shows - and benefits from - the union of the two former cottages. This bright space offers an excellent area for entertaining and relaxing, with four sets of casement windows and a handsome chimneypiece with an inset wood-burning stove.

A fabulous five bedroom cottage, situated on a quiet lane in a beautiful area of Suffolk.

Guide: £825,000 FREEHOLD



Beyond the dining room is a lovely light, triple-aspect sitting room, which enjoys superb views over the garden and has a wood-burning stove for cosy winter evenings.

The first floor accommodation consists of a further three double bedrooms and a family bathroom. The principal bedroom suite is a fabulous room which comprises a generous, double-aspect bedroom, dressing room and bathroom, with a separate shower.

OUTSIDE

Keepers Cottage is set within about 0.72 of an acre of spectacular grounds. Immediately to the rear of the building is a terrace and pergola, ideal for al fresco dining, overlooking the attractive lawns and impressive eucalyptus tree with a geometrically designed tree house.

The south-facing garden has been sequentially planted with Spring and Summer beds; throughout the garden are various mature and specimen trees.

At the end of the garden, by a small orchard and clipped yew hedges is a fully insulated summer house with power and telephone connection, perfect as an office or studio, for anyone wishing to work from home.

Completing the garden is an attractive greenhouse, organic kitchen garden and photovoltaic solar panels. Keepers Cottage has a double cart lodge, with a charging point, a double garage cum workshop and a log store. There is ample parking to the front of the house.

LOCATION

Keepers Cottage is situated along a peaceful country lane on the outskirts of Theberton. The village is situated between Leiston and Yoxford and has easy access to the beautiful Suffolk Heritage Coast and the A12. The village benefits from a popular pub and a parish church. There are numerous coastal attractions within easy reach including Thorpeness and Aldeburgh, both of which have golf courses and a good selection of pubs and restaurants. Aldeburgh also has an excellent range of shops. RSPB Minsmere and Dunwich are both nearby, offering some lovely heathland walks. There is branch line rail service at Darsham and Saxmundham connecting to London.

Agent Note: Please be aware that there are various infrastructure projects proposed for east Suffolk including plans for a new nuclear power station at Sizewell. Wind farm expansion in the North Sea is also taking place and bringing power ashore along with associated cabling and substation works are also being proposed.

Services

Services: mains water and electricity; private drainage; oil fired central heating, photovoltaic solar panels.

Local Authority: East Suffolk District Council

East Suffolk District Council – Council Tax Band

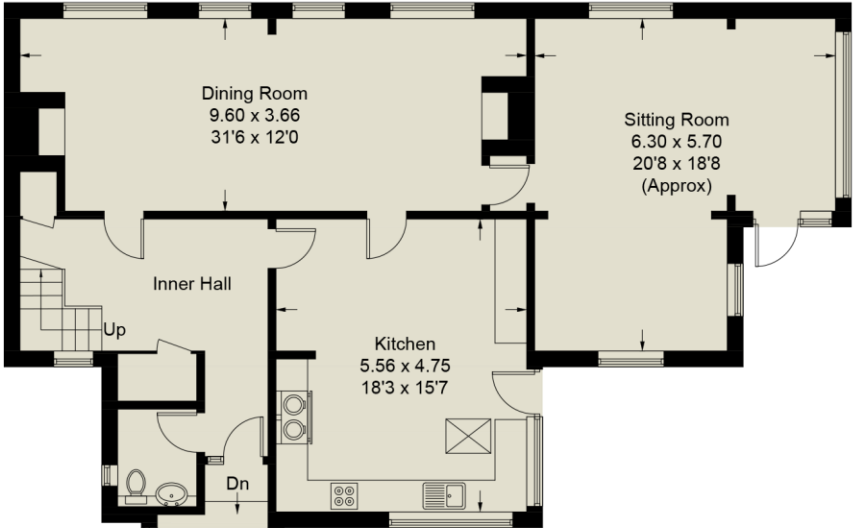
EPC Rating D

what3words – twee.piper.pace

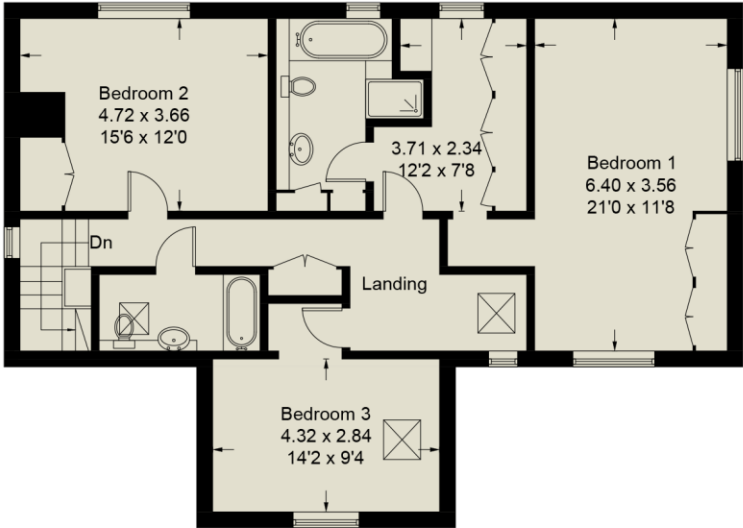


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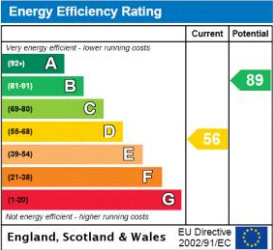
Approximate Gross Internal Area = 270.1 sq m / 2907 sq ft



Ground Floor



First Floor







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