



Kintail, Snape Bridge, Snape, Saxmundham, IP17 1SP

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**Kintail**  
**Snape Bridge, Snape, Saxmundham**  
**Suffolk, IP17 1SP**

ENTRANCE HALL | CLOAKROOM | SITTING ROOM |  
DINING ROOM/STUDY | KITCHEN | BEDROOM WITH EN  
SUITE CLOAKROOM | DOUBLE BEDROOM WITH EN SUITE  
SHOWER | FURTHER DOUBLE BEDROOM | FAMILY  
BATHROOM | GARDEN | SUMMERHOUSE

Kintail is a charming and well-presented semi-detached period cottage, located opposite the world-famous Snape Maltings, and believed to have been originally constructed for workers of The Maltings.

The accommodation which is well-presented and well-maintained benefits from oil-fired heating to radiators, double-glazing throughout, with rendered elevations under a pantile roof.

The accommodation consists of front door leading to entrance hall, with cloakroom, stairs to first-floor. To the front of the house is a sitting room with high ceilings, open fireplace with wood-burner, and a bay window. Beyond this is a large reception room used as a dining room or study, which also has an open fireplace with wood-burner and doors to the garden, this then, opens to the kitchen, with a range of base and wall units, stainless-steel sink and drainer, over and hob, and this in turn opens to a garden room with doors to the garden.

On the first-floor is a double bedroom with en-suite cloakroom, a second double bedroom, and a family bathroom. On the top-floor is a third double bedroom with en-suite shower.

**A fabulous cottage situated in the popular village of Snape, opposite the famous Snape Maltings.**

**Guide: £475,000 FREEHOLD**



## Outside

The property is approached over a gravel drive, with ample parking, and a garden which extends to approximately a quarter of an acre, subject to survey. The garden has been landscaped with beech hedges, herbaceous borders, mature hedging, trees and shrubs, and a summerhouse. To the rear is a large landscaped garden with extensive lawns, terraces, herbaceous borders and mature trees and shrubs.

## GENERAL INFORMATION

- Mains drainage and electricity. Oil-fired central heating and the water comes from a borehole.
- Council Tax – Band C – East Suffolk - £1,882
- Ofcom states Superfast broadband is available
- Ofcom states mobile signal is available
- EPC - E
- What3words: trying.race.neatly

## Location

Snape is home to the Snape Maltings concert hall founded by Benjamin Britten and the Aldeburgh Food Festival. Alongside the concert hall are a variety of shops including kitchen, home ware, delicatessen, clothing, antiques and furniture. Snape is also well served with a church, community hall, primary school, three good public houses, a village store, garage and garden nursery. Snape is also a short drive from the A12 giving good access to London. Train stations at Saxmundham, Campsea Ash and Woodbridge offer services to London via Ipswich. Tesco and Waitrose supermarkets are only are located in Saxmundham.

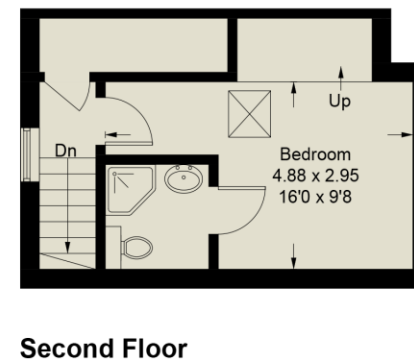
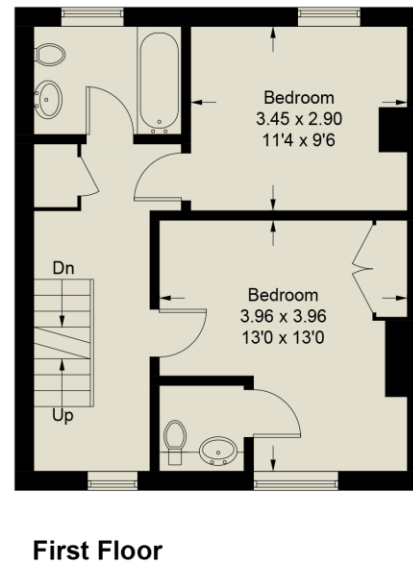
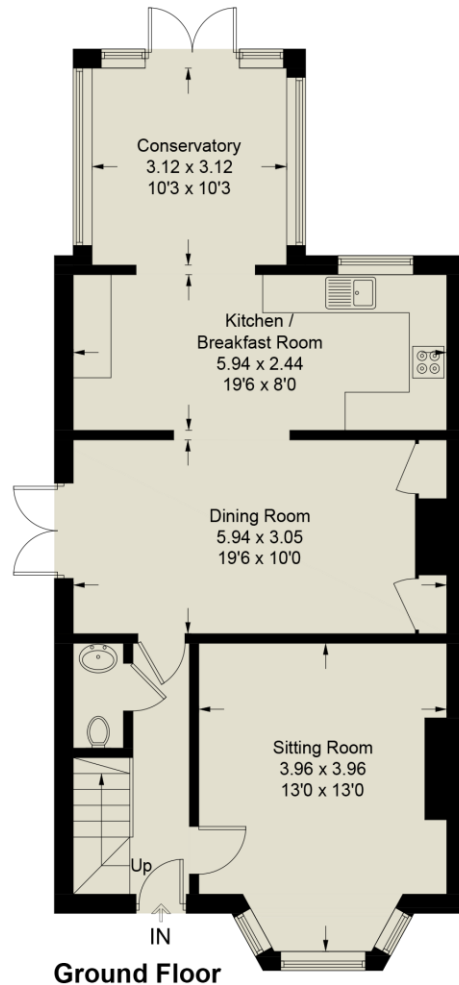
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.





# Kintail,snap

Approximate Gross Internal Area = 135.0 sq m / 1453 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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