



The Laurels

Tunstall, Suffolk, IP12 2JN

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ESTABLISHED 1966

The Laurels, Tunstall, Suffolk, IP12 2JN

- Southwold 20.2 miles
- Woodbridge 9 miles
- Aldeburgh 8.5 miles
- London by train from Ipswich 1hr 15mins

LIVING ROOM | KITCHEN/BREAKFAST ROOM | UTILITY ROOM | GLAZED WALKWAY | TWO DOUBLE BEDROOMS | STUDY | WET ROOM | EN-SUITE BATHROOM | GARDENS | GARDEN STUDIO | OFF STREET PARKING

The Property:

Behind a secluded and unassuming exterior, The Laurels is a charming, much cared-for, Grade II-listed cottage tucked away in a quiet position in this village close to Snape and Orford and halfway between Woodbridge and Aldeburgh.

The living room with its beams, half-timbering, oak floors and fireplace retains its period authenticity. Beyond that, an architect has designed an elegant modern addition with high-pitched ceilings and doors leading to a double bedroom and wet room. The hallway then leads through a glazed garden walkway, with access to paved courtyards on either side, to an airy kitchen breakfast room comprising a range of high and low-level wooden units, marble working surfaces, butler sink, a Rayburn cooker / boiler and built-in fridge / freezer.

An enchanting three bedroom cottage with several secrets gardens.

Guide: £450,000 FREEHOLD



There is also access to a single bedroom/study, utility room and stable door to garden.

Stairs from the living room lead to the quite unique principal bedroom and en-suite bathroom.

Outside:

The drive on the side of the house provides parking. It leads across a garden courtyard towards three different beautifully-planted cottage garden areas with a crinkle-crankle wall. The further, most secluded, south-facing garden contains a large, fully insulated, double-glazed, log-cabin studio.

Services

Mains water, oil, electricity and sewage are connected. According to Ofcom superfast broadband is available and mobile coverage is limited on all networks.

Local Authority

East Suffolk District Council – Council Tax Band C
EPC Not required
What3words – dreaming.angry.ranches

Location

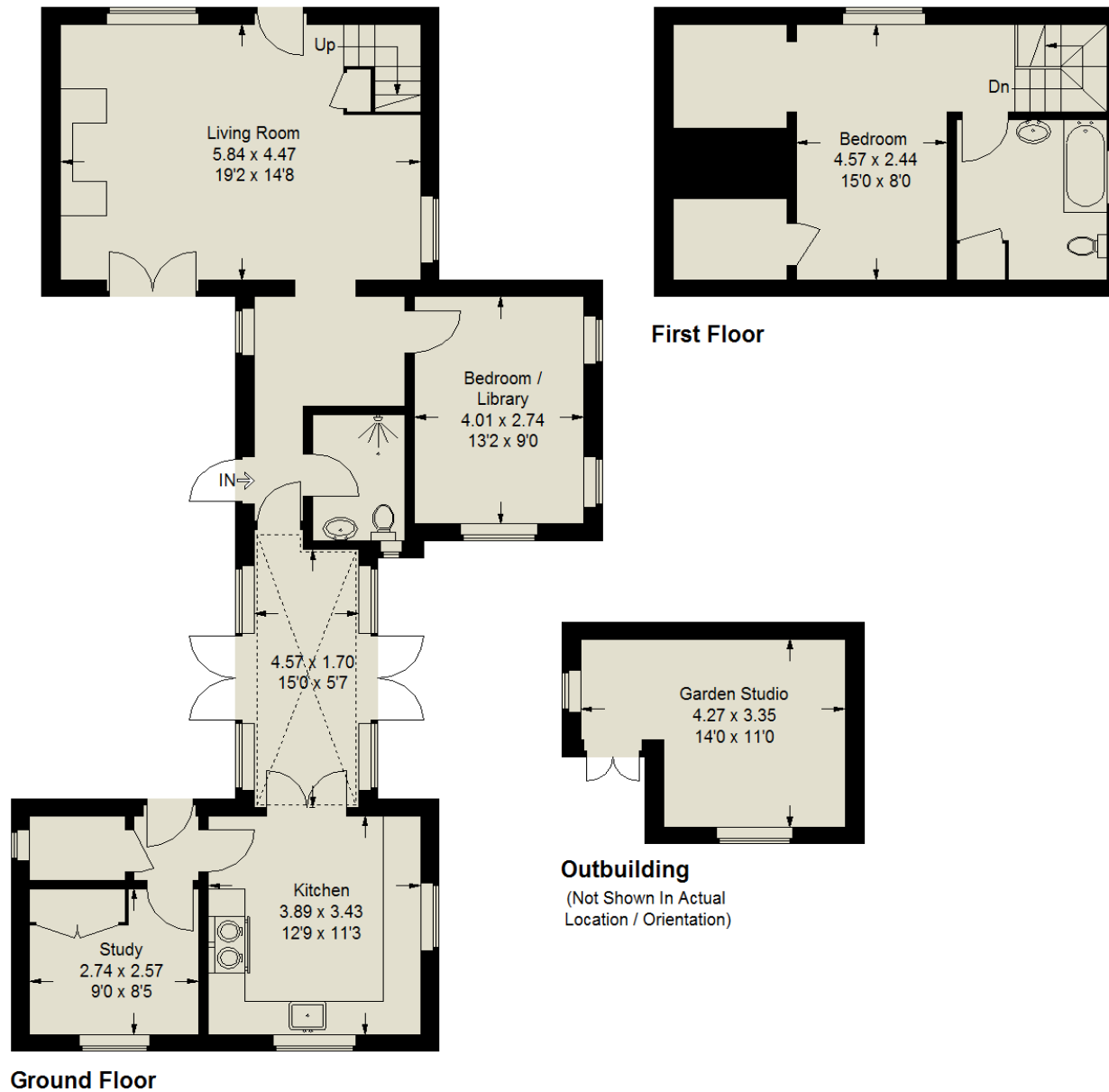
TUNSTALL is a small village within the Suffolk Heritage Coast Area of Outstanding Natural Beauty. It has a church, public house and garage. Tunstall Forest is a mile down the road. To the south of Tunstall, lies the riverside town of Woodbridge which has excellent amenities, a wide range of shops, restaurants, pubs, a swimming pool and cinema. The railway station there links to London Liverpool Street via Ipswich as does the nearby Wickham Market station. The coastal towns of Aldeburgh and Orford are minutes away and offer excellent leisure pursuits including sailing and lovely coastal walks. The world-famous Snape Maltings concert hall, with its shops, pub and café, is just down the road.

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



The Laurels, Tunstall

Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft
 Outbuilding = 12.5 sq m / 135 sq ft
 Total = 129.0 sq m / 1389 sq ft







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