



Alde Cottage, The Street, Bruisyard, Saxmundham, IP17 2DT

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Bedfords

ESTABLISHED 1966

Alde Cottage
The Street
Bruisyard
Saxmundham
IP17 2DT

RECEPTION HALL | SITTING ROOM | DINING ROOM |
KITCHEN BREAKFAST ROOM | UTILITY | PRINCIPAL
BEDROOM WITH EN SUITE BATHROOM | THREE FURTHER
DOUBLE BEDROOMS | FAMILY BATHROOM | GARDEN |
GARDEN STUDIO | PARKING | 1-BEDROOM ANNEXE

BRUISYARD sits in a picturesque setting within the Alde Valley. Local shops can be found in the nearby village of Peasenhall which offers a range of amenities including the famous Emmetts delicatessen. More extensive amenities can be found in Framlingham, which lies approximately 4 miles south. This historic market town includes a 33 acre lake and a 12th century castle. It also provides excellent educational facilities - both independent and state - including Framlingham College, Robert Hitcham Primary School and Thomas Mills Secondary School.

Alde Cottage is a charming rural period home with wonderful views, a private and mature garden, with summer house and a detached annexe. The building is believed to date to the 17th century and retains many period features.

The accommodation which is arranged over two floors consists of entrance hall with stairs to first-floor, the sitting room and handsome dining room are off to the right, with view of adjacent fields. The sitting room is an especially attractive double-aspect room with exposed beams and wood-burning stove.

The kitchen/breakfast room has double doors to the garden and modern newly fitted shaker-style kitchen, and pamment floor. The kitchen has been fitted with new integrated appliances, which include fridge, freezer, dishwasher, hob and extractor, oven and water softener. Beyond the kitchen is the utility and WC.

Fabulous four-bedroom rural cottage with super one bedroom annexe, convenient for the coast and the historic town of Framlingham.

Guide: OIEO £650,000 FREEHOLD



Off the first-floor landing, which has beautiful studwork and an arched window, is the principal bedroom with an en-suite providing a bath and separate shower, a further three double bedrooms and a family bathroom, accessed via a charming curved door.

ANNEXE

Alde Cottage benefits from a stylish one-bedroom detached annexe, which is presently used as a very successful holiday let currently generating a gross turnover of £12,000.

The space could also be used for guests or family for multi-generational living, subject to the necessary planning consent. The annexe also offers a great space for home working.

Approached via a partially glazed front door, the annexe has a bright, open-plan kitchen/reception room. The bedroom is light and has an en-suite bathroom, French windows from both the reception room and bedroom lead out to a private terrace garden.

OUTSIDE

Alde Cottage has beautiful, mature and secluded gardens, approached via a five-bar gate, Alde Cottage has a shingle drive with parking space for several cars. To the front of the house is an area of lawn overlooking the field. To the rear is a delightful and spacious mature country garden with flowerbeds, shrubs and lawns. At the end of the formal garden is a vegetable patch, greenhouse and large open sided potting shed.

A wonderful garden room offers an excellent entertaining space from where to enjoy the garden.

GENERAL INFORMATION

- Mains water, electricity and private drainage. Oil-fired heating. Double-glazing. New boiler with 10-year warranty.
- New carpets
- Council Tax: East Suffolk – Band E - £2,588 pa
- EPC: F rating. An up to date EPC may have an improved rating due to newly fitted double-glazing.
- Broadband: Ofcom suggest Superfast 61Mb available
- Mobile: Ofcom suggest all providers likely
- What3words: cookies.delays.founders

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



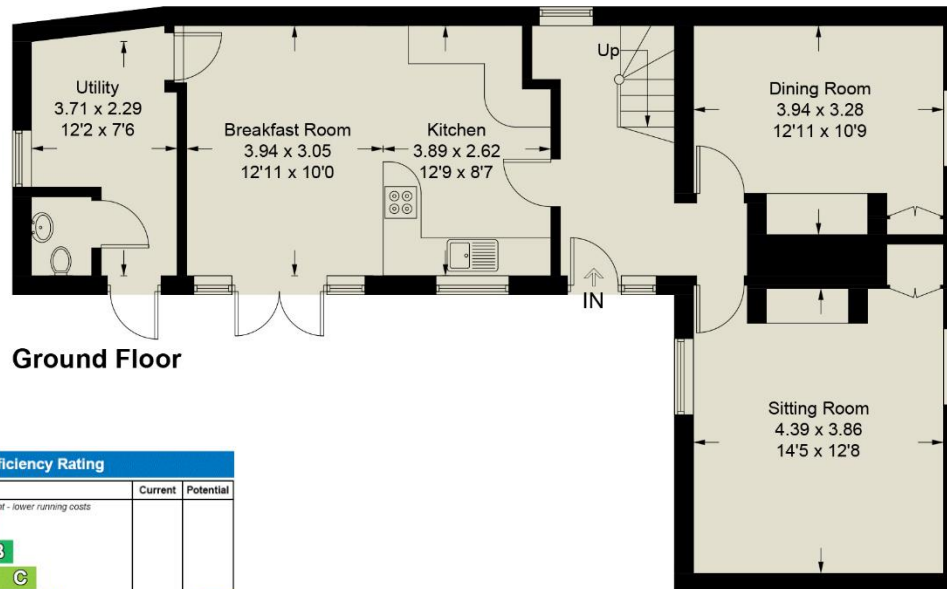
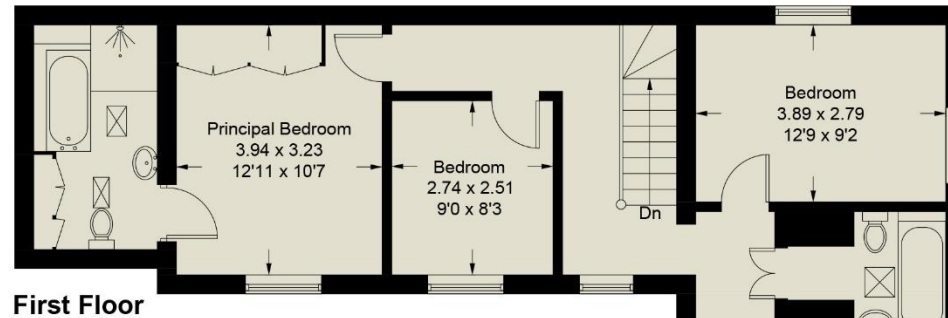
Alde Cottage, Bruisyard

Approximate Gross Internal Area = 146.6 sq m / 1578 sq ft

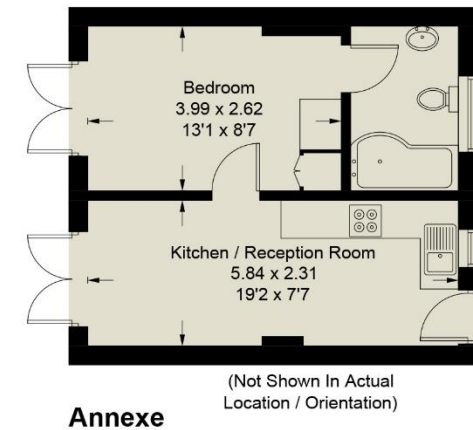
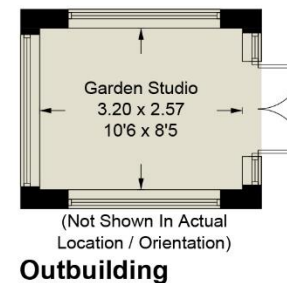
Annexe = 29.1 sq m / 313 sq ft

Outbuilding = 7.9 sq m / 86 sq ft

Total = 183.7 sq m / 1977 sq ft



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



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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.

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