



1 Peak Hill Cottages, Theberton, Saxmundham, IP16 4TQ

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# 1 Peak Hill Cottages

## Theberton

## Saxmundham

## IP16 4TQ

- Leiston 2.4 miles
- Saxmundham 3 miles
- Aldeburgh 6.7 miles

ENTRANCE HALL | KITCHEN/BREAKFAST ROOM | DINING AREA | SITTING ROOM | LIVING ROOM | 4 BEDROOMS BATHROOM | SHOWER ROOM | GARDEN | OUTBUILDING CAR PARKING

Situated in a most attractive and peaceful rural setting, 1 Peak Hill Cottages is a detached period cottage which has been extended and has well-proportioned living space. The interior is well presented and has some wonderful period character including exposed wall timbers and ceiling beams.

The entrance hall has a staircase to the first-floor landing and doors to the living room and sitting room. The living room has a fine beamed ceiling and a brick inglenook fireplace with bressummer beam housing a wood burner.

The sitting room is dual-aspect with a French door opening to the outside and adjoins the dining area, leading through to the kitchen/breakfast room. This is fitted with a good range of wall and base mounted units, with laminate wood-effect worktops with inset 1½ bowl sink with mixer tap, integrated Neff double oven, ceramic hob and extractor hood over. There is an island unit with further work space and storage and space for a full height fridge/freezer.

On the first-floor are four bedrooms and a bathroom comprising bath with power shower and shower screen, vanity unit basin, WC and Velux window. There is a further shower room with a shower cubicle, vanity unit basin and WC with two Velux windows.

**A detached period cottage standing in mature gardens in a peaceful setting surrounded by open countryside.**

**Asking price: £595,000 FREEHOLD**





## Outside

The property is approached via a gravel drive through double timber gates, which leads to a parking area to the side and rear of the cottage. The garden is principally down to lawn planted with spring bulbs, mature shrubs and fruit trees. There is a timber garden shed and a treehouse. To the rear of the property is a detached store/studio clad in weatherboard with power and light. There is some significant cracking in the floor of the building due to the close proximity of the ditch behind and the building will either require repair or replacement in the future.

## General information

- Mains electricity and water are connected
- Oil-fired central heating to radiators.
- Private drainage via treatment plant
- Council Tax – East Suffolk – TBC
- Ofcom state – Ultrafast broadband is available
- Ofcom state – most mobile providers likely
- EPC – E rating
- What3words: hurt.stung.crazy

## Location

1 Peak Hill Cottages is situated in beautiful open countryside between the villages of Theberton and Kelsale. Theberton 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. Saxmundham is within easy reach and has a good range of local shops, Waitrose and Tesco supermarkets and a branch line railway station providing service to London Liverpool Street via Ipswich.

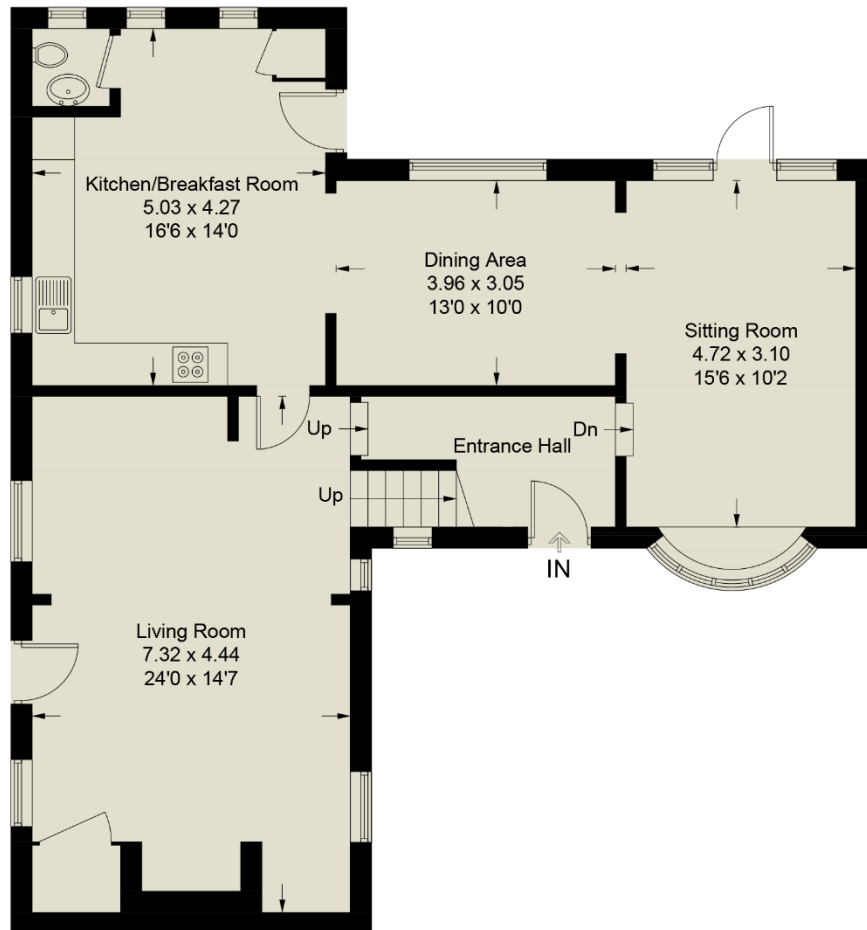
**Agent Note:** Please be aware that there are various infrastructure projects proposed for east Suffolk including plans for a new nuclear power station at Sizewell and a cable route to bring power ashore from offshore wind farms via a substation at Friston and converter station at Saxmundham. Neither of these projects are within close proximity of the property.

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



# 1 Peak Hill Cottages, Theberton

Approximate Gross Internal Area = 169.4 sq m / 1823 sq ft



**Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	54	77
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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