

WARREN HOUSE & COTTAGE

ALDEBURGH, SUFFOLK COAST

JACKSON-STOPS

WARREN HOUSE & COTTAGE
LEISTON ROAD, ALDEBURGH, SUFFOLK IP15 5QE

TOTAL APPROX. FLOOR AREA HOUSE 2,723 SQ FT / 253 SQ M
COTTAGE 1,078 SQ FT / 100 SQ M

Set in a wonderful 2½ acre well-treed garden setting, bordering the golf course, a substantial house and cottage requiring general updating



DISTANCES

- Aldeburgh High Street, beach
- & Yacht Club - 2 miles
- Thorpeness - 3 miles
- Saxmundham & rail station - 6 miles
- A12 - 6 miles
- Woodbridge – 18 miles

FEATURES

- Edge of coastal town location bordering the 12th hole of the Aldeburgh golf course
- Wonderful garden & woodland setting with south facing views across the golf course
- Main house accommodation extending to some 2,723 sq ft including:-
- Entrance & reception halls
- Open plan kitchen/dining room
- Sitting room, garden room & large study
- Utility & cloakroom
- 4 first floor bedrooms, en suite bathroom & family shower room
- Triple brick garage, further stores & kennels
- Ample parking
- Formal gardens & mature grounds, sheltered croquet lawn, kitchen garden with greenhouse
- Warren Cottage extending to some 1,078 sq ft of accommodation featuring galley kitchen, 2 reception rooms, cloakroom, 2 bedrooms & bathroom
- In all about 2½ acres
- No onward chain

Guide Price: £1,395,000



THE PROPERTY

Situated off the Leiston Road on the edge of Aldeburgh, Warren House is understood to date from the early 20th Century and was likely to have been built by Reeds of Aldeburgh, the well reputed local builders, using their classic locally made red bricks. The house stands well within its mature, sheltered and well-treed setting, and offers well laid out accommodation extending to some 2,723 sq ft.

The principal rooms on both floors focus to the south to enjoy views across the gardens and golf course beyond. Offered to the market for the first time for nearly 40 years, the property has been a wonderful family home and is now ready for general updating throughout. The property benefits from a mains gas fired central heating system with a relatively modern boiler.

Adjacent, the independent two bed Warren Cottage has its own south facing terrace and garden, and whilst also requiring general updating, offers potential for a variety of uses making the property perfect for those seeking multi-generational living or rental income through holiday or longer term letting.

OUTSIDE

Five bar gates access a shingle drive which leads to a wide turning sweep to the rear of the house fronting onto which is a substantial three car brick garage with adjacent stores and dog kennels.

The gardens and grounds create a wonderful setting for the house and cottage. The formal gardens include well kept lawns which are interspersed by a wide range of mature specimen trees which provide shade and shelter.













The southern boundary which abuts the 12th hole of the Aldeburgh golf course is left open to enjoy views across the course, whilst elsewhere the property is enclosed by hedging.

There is an open area of orchard garden, a sheltered croquet lawn, together with a mixed woodland plantation. The gardens are completed with a manageable sized kitchen and fruit garden with an adjacent greenhouse.

In all the property extends to about 2.4 acres.

WOODLAND

To the west of the property is an area of mature mixed woodland extending to about two acres. The woodland is owned by the neighboring Aldeburgh Golf Club and has been leased to the owners of Warren House since 1988. The lease has recently been surrendered, but if the purchaser would like to continue the previous arrangement, they should contact the golf club direct.

LOCATION

Warren House enjoys the perfect location for those seeking seclusion and privacy whilst being within a five minute drive of the thriving high street and beach front of Aldeburgh. Abutting the golf course is a major attraction for keen golfers, whilst there is easy access to the network of coastal footpaths as well as the river Alde for sailing.

Aldeburgh, with its full range of shops, excellent restaurants and variety of sports clubs and societies has wide appeal. The coastal village of Thorpeness is just 3 miles to the east and there are further facilities in Saxmundham (6 miles to the west) including its rail station with regular branch line services to Ipswich and beyond.







DIRECTIONS (IP15 5QE)

In Aldeburgh from the roundabout at the bottom of the Saxmundham road head in a northerly direction along the Leiston road, signed Aldringham and Leiston. Proceed out of the town for approximately three quarters of a mile where the entrance to Warren House and the cottage will be found on the left-hand side. Satnav and What3words navigation system will lead you to the gate.

What3words: ///ties.slipping.contemplate

PROPERTY INFORMATION

Services: Mains gas, electricity and water are connected. Private drainage system. Private borehole water for garden use only.

Mobile: Ofcom reports a good mobile service from the four main providers.

Broadband: Ofcom reports superfast broadband is available at the property.

EPC: Warren House – C; Warren Cottage - D

Council Tax: East Suffolk District Council
Warren House Band G
Warren Cottage Band C

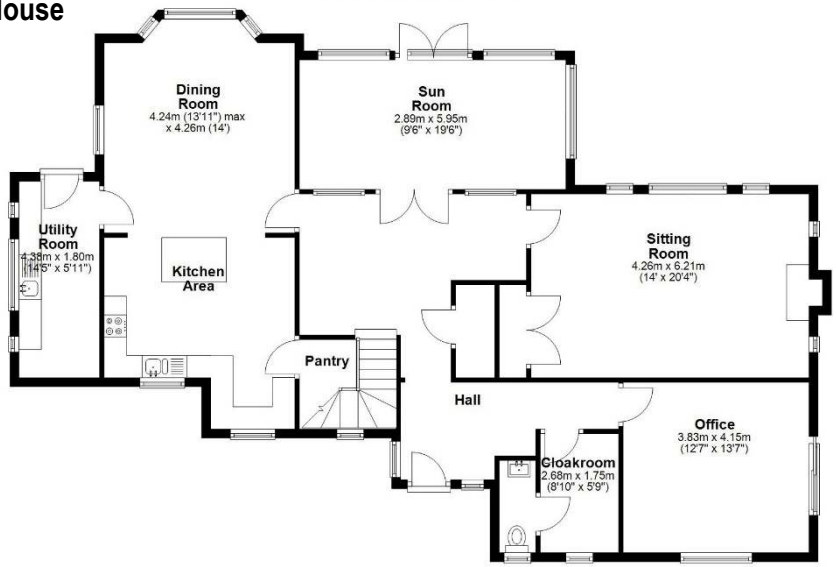
Tenure: Freehold with vacant possession on the whole property at completion.

Fixtures and Fittings: Carpets and all remaining fixtures at the property are included in the sale.

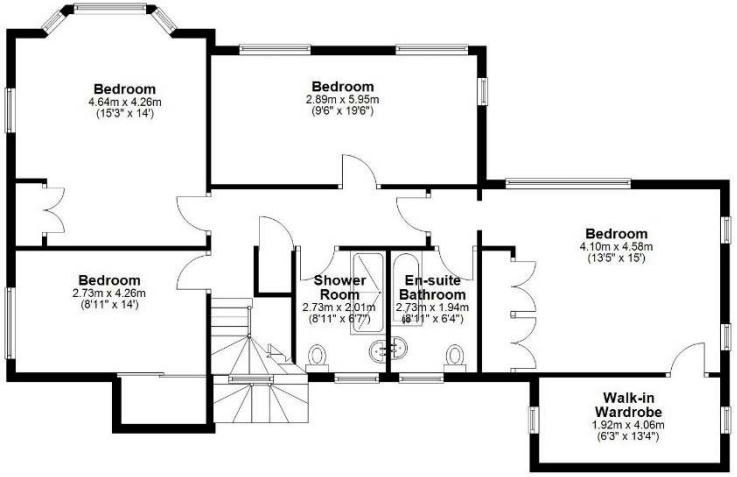
Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

Warren House

Ground Floor
Approx. 144.4 sq. metres (1554.7 sq. feet)



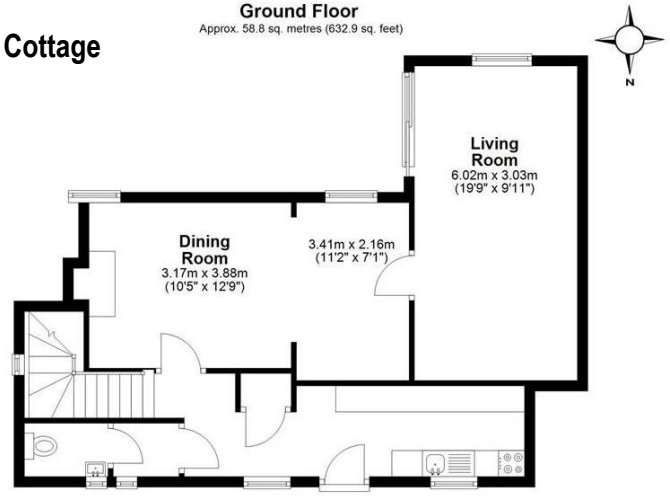
First Floor
Approx. 108.6 sq. metres (1168.5 sq. feet)



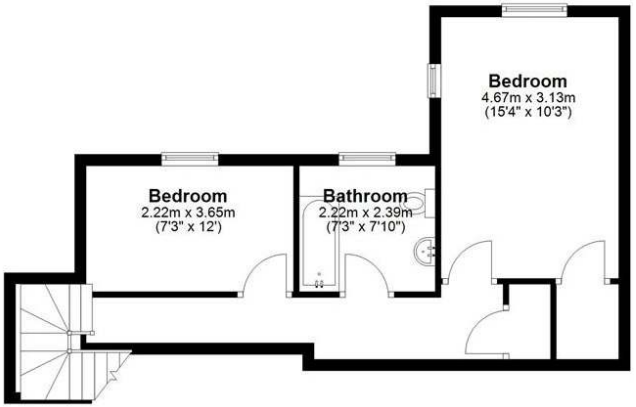
Total area: approx. 253.0 sq. metres (2723.3 sq. feet)

Warren Cottage

Ground Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 100.2 sq. metres (1078.8 sq. feet)

IPSWICH
01473 218 218
ipswich@jackson-stops.co.uk
jackson-stops.co.uk

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JACKSON-STOPS
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