



Clarke &
Simpson

FRISTON HALL

NR ALDEBURGH, SUFFOLK



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FRISTON, NR ALDEBURGH, SUFFOLK IP17 1NL

Ipswich 22 miles • Aldeburgh 4 miles • Snape 2 miles
Wickham Market Railway Station 8 miles (London Liverpool Street 1 hour 45 mins)

A MAGNIFICENT FIVE BEDROOM COUNTRY PROPERTY WITH ATTACHED TWO BEDROOM COTTAGE AND BEAUTIFULLY LANDSCAPED GARDENS.

- Drawing room
- Dining room
- Sitting/TV room
- Kitchen
- Utility room
- Master bedroom suite with en-suite bathroom
- Four further bedrooms
- Further en-suite shower room
- Family bathroom
- Cellar

Beautifully landscaped gardens, terrace, original C17 folly, outbuildings and parkland setting.

Attached cottage with Kitchen/Breakfast room, Living area, Two bedrooms and Bathroom.



**Clarke &
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LOCATION

Friston Hall stands in a superb and highly desirable position at the end of a long tree lined driveway on the outskirts of Friston. It is situated mid way between the village of Snape and coastal town of Aldeburgh.

The village of Friston has a church, village hall and public house. Most everyday needs can be found in the nearby town of Saxmundham, about three miles to the north or in Leiston, just over three miles away.

Friston lies approximately four miles from the very well known coastal town of Aldeburgh one of the region's most desirable seaside towns. Aldeburgh has a thriving high street with many local and national shops and restaurants as well as a golf club and sailing club. The town is in the heart of the Suffolk Heritage Coast Area of Outstanding Natural Beauty. The village of Snape is within about three miles and here there is the famous Snape Maltings concert hall, home of the Aldeburgh Festival. The remaining areas of the Heritage Coast including Orford, Thorpeness, Walberswick and Southwold are all within easy reach. The nearest railway station is at Saxmundham from where there are connecting trains to Ipswich and some through trains direct to London's Liverpool Street station.

DESCRIPTION

Forming part of the Blackheath Estate, Friston Hall has undergone an extensive renovation programme and now offers a unique and rare opportunity for a tenant to rent one of the finest country properties of this type in east Suffolk. The property is presented to an exceptional standard throughout having been extensively and meticulously restored. Enjoying a southerly aspect, Friston Hall is a wonderfully light property with beautiful Georgian windows throughout and with the majority of the rooms boasting impressive ceiling heights.

ACCOMMODATION

GROUND FLOOR

Entering through a wooden panelled and glazed entrance door into:

Reception Hallway

A light open hallway with impressive high ceilings. Stairs leading to first floor and with doors off to

Drawing Room 22'3 x 19'4 (6.78m x 5.89m)

East, South and West. A magnificent triple aspect room with impressive ceiling heights and with Georgian windows to all aspects. Central wooden surround fireplace with woodburning stove set on a slate hearth. TV point and telephone point. Three panelled radiators and with superb views over the formal and parkland gardens and to the farmland beyond.





Sitting/TV Room 18'7 x 13' (5.66m x 4.57m)

West. An impressive room with stone surround fireplace with double door woodburner set on slate hearth. Attractive Suffolk brick flooring and with wall mounted hand built television and storage wall unit with double cupboard units below. Further additional original storage cupboards within the chimney alcove. Panelled radiator and with pleasant outlook over the communal landscaped gardens.

Boot storage area

With inset ceiling spotlights. Range of coat hooks and with doors off to:

Cellar

Stairs lead down to the open plan cellar with original brick floor and wealth of exposed original features.

Utility Room

With range of base level units with stone work top above incorporating a single stainless steel sink with mixer tap over. Space and plumbing for washing machine. Space and electrics for tumble drier. Attractive original wall panelling and corner mounted wall unit. Inset ceiling spotlights. Panelled radiator. Natural stone flooring and with wooden panelled and glazed door leading to the rear. Further door through to:

Cloakroom

With low flush WC, pedestal basin. Panelled radiator. Inset ceiling spotlights and extractor fan.

Further doors from the entrance hallway and inner hallway lead to:

Dining Room 17' x 15'5 (5.18m x 4.70m)

South and North. An elegant dining room with impressive ceiling height and attractive central slate and wooden surround fireplace with brick hearth. Floor to wall sash windows provide superb southerly views across the gardens and to the tree lined driveway and farmland beyond. Further impressive view to the rear across the walled garden. Original wooden flooring. Two panelled radiators and with alcove cupboard containing controls for heating system. Water softener. Additional small cupboard units within the chimney alcove.

Door through to:

Kitchen 20' x 17'3 (6.10m x 5.26m)

South and West. A beautifully light, dual aspect room incorporating a striking 'Church & Gooderham' hand crafted kitchen. The kitchen includes an extensive range of wall mounted and base level units with stone work top above. One and a half bowl stainless steel sink with mixer tap over and natural stone upstand. Additional kitchen units incorporate the freestanding Samsung American style fridge/freezer. Rangemaster double electric oven with five ring electric hob above. Central island unit with matching natural stone work top and breakfast bar on two sides. Beautiful natural stone flooring. Inset ceiling spotlights. Smoke detector. Two panelled radiators and with three sets of wooden panelled and glazed double doors leading to the front and side of the property and out onto the landscaped terrace overlooking the formal gardens, parkland and original wall garden beyond.

Stairway leading to:



FIRST FLOOR

Landing

With doors off to:

Master Bedroom Suite

Door to:

Inner Landing

With original wall panelled cornicing. Smoke detector and with delightful outlook to the rear across the walled garden. Panelled radiator **Walk-in airing/storage cupboard**. Door to:

Master Bedroom 18'2 x 14' (5.54m x 4.27m)

A hugely impressive room, bathed in light from two large Georgian sash windows. Most attractive wall and ceiling cornicing being fine original features of the house. Wooden surround and attractive feature fireplace. Two panelled radiators. Good size **hanging cupboard**. Wonderful southerly views over the gardens and to the farmland beyond. Door through to:

Dressing Room/Bedroom Five 19' x 12'10 (5.79m x 3.91m)

Also with floor to ceiling wall cornicing and decorative coving. Feature fireplace and further impressive southerly views to the front of the property.

En-Suite Bathroom

With freestanding slipper bath with mixer tap and hand held shower unit. Separate glazed shower cubicle with front sliding glass doors. Twin vanity units each with mixer tap, drawers below and hand automated mirror above. Low flush WC and three heated towel rails. Inset ceiling spotlights and extractor fan. The freestanding bath is located under the Georgian sash window from where there are views across the former walled garden.

From the main landing, further doors lead to:

Bedroom Two 19'4 x 11' (5.89m x 3.35m)

West. With attractive feature wooden surround Victorian fireplace, panelled radiator. TV point. Telephone point and view to the side of the property over the communal landscaped gardens.

Family Bathroom

With panelled bath with shower unit over, low flush WC and vanity unit with cupboard unit below and automated mirrored cupboard above. Heated towel rail. Inset ceiling spotlights and extractor fan.

Bedroom Three 14'7 x 11'2 (4.44m x 3.40m)

South and West. A large double bedroom benefitting from three Georgian Sash Windows providing a very pleasant outlook to the front and side of the property. Wooden and tiled surround Victorian fireplace. Two panelled radiators. TV point and telephone point and with door to:

En-Suite Shower Room

With freestanding shower unit. Low flush WC and vanity unit with double cupboard below. Electric towel rail. Inset ceiling spotlights and extractor fan and with an outlook to the side of the property over the communal landscaped gardens.

Bedroom Four 13'3 x 10'9 (4.05m x 3.3m)

South and West. A beautifully light dual aspect room with impressive high ceilings and with magnificent views over the Friston Hall gardens and parkland. Two panelled radiators. TV and telephone point.





OUTSIDE

Friston Hall enjoys a highly desirable location just five minutes from the Suffolk Heritage Coast. The house stands in a prominent position at the end of a tree lined driveway and benefits from private grounds extending to approximately one acre and with a further acre of most attractive communal gardens.

The gardens at Friston Hall lie predominantly to the front and side of the property and have been recently extensively landscaped to provide a fabulous mix of formal and less formal wildlife areas. To the east of the hall is a terrace with beautiful natural stone paving and which is conveniently accessed from the kitchen.

Beyond this and adjacent to the former walled garden is a small traditional brick outbuilding and a larger newly built building, ideal for storage of bicycles, outdoor furniture etc.

In addition to the extensive lawned areas, Friston Hall also benefits from a most attractive original C-17 fully restored brick and stone folly, located at the far end of the raised terrace, and from where there is a wonderful outlook over the Hall gardens and parkland beyond. In front of the property, the sweeping private driveway leads up to the large turning circle and where there is ample car parking.

The Landlord will employ the services of a gardener to maintain the Friston Hall private and communal gardens, the cost of which is included within the rent.



GARDENERS COTTAGE

Entering through a wooden panelled and glazed stable door into a wonderfully light, open plan living space split into two areas.

Kitchen/Breakfast Room 16'6 x 13'2 (5.03m x 4.01m)

With a wealth of wall mounted and base level units with black granite worksurfaces and incorporating a butler style sink with mixer tap over. Electric Rangemaster oven with five ring gas hob above with extractor fan over. Integral fridge and freezer. Central island unit with matching wooden cupboard units below and black granite work top with overhang for breakfast bar. Plumbing and space for washing machine and plumbing and electrics for tumble drier. Inset ceiling spotlights and extractor fan. From the kitchen there is a very pleasant dual aspect view over the walled garden to the side and the formal communal gardens to the front.

Living Area 16'6 x 13'1 (5.03m x 4.0m)

The beautiful natural stone tiles run through from the kitchen area through to the reception area and which provides a versatile space with room for sofas and a dining table and chairs. Television point and telephone point. Inset ceiling spotlights. Cupboard housing the electric meters. Understairs storage cupboard. To the front of Gardeners Cottage, there are views over the landscaped communal gardens. Stairs lead up to a landing, with split stairs leading either side to the bedrooms.

First Floor

Bedroom One 16'4 x 10'8 (4.98m x 3.25m)

North and West. A light dual aspect room with TV point and telephone point. Panelled radiator and views over the walled garden to the side and communal gardens to the front. Door to airing cupboard with hot water tank, heating and water controls and with hanging shelf and rail below.

Bedroom Two 12'10 x 9'8 (3.91m x 2.95m)

A double bedroom with panelled radiator and outlook to the front of the cottage over the communal landscaped gardens. Double door hanging cupboard with full length rail and shelf.

Bathroom

Between the bedrooms is a 'Jack & Jill' bathroom incorporating a panelled bath with shower above. Vanity unit with three drawer cupboards below and low flush WC. Wall mounted automated mirror with shaver socket. Heated towel rail. Inset ceiling spotlights and extractor fan.

OUTSIDE

Adjacent to the front of the property is a small but beautifully landscaped and sheltered courtyard garden, which enjoys the afternoon and evening sun and is ideal for alfresco dining. Gardeners Cottage benefits from the use of a small brick outbuilding located immediately adjacent to the courtyard. There are two allocated parking spaces available with the tenancy. Immediately beyond the courtyard, to the west are the larger, more formal communal gardens, which the tenant will have the shared use of.

The Landlord will employ the services of a gardener to maintain the courtyard and communal gardens, the cost of which is included within the rent.



FRISTON HALL

Services Mains water and electricity connected. Shared private drainage system. Biomass boiler. Where appropriate, the services are metered and recharged by the Estate at cost - details available from the Agent.

Council Tax

Band H. £3,684.68 payable 2021/2022.

Local Authority

East Suffolk Council.

GARDENERS COTTAGE

Mains water and electricity connected. Shared private drainage system. Biomass boiler with underfloor heating on the ground floor and radiators to the first floor. LPG (hob only). Fibre broadband.

Where appropriate, the services are metered and recharged by the Estate at cost - details available from the Agent.

Council Tax

Awaiting Assessment.

Local Authority

East Suffolk Council.

DIRECTIONS

From the Agent's office, proceed south long the B1116 through to Wickham Market. Turn left onto the A12 and continue on this road for approximately five miles passing through the villages of Great Glemham and Stratford St Andrew. Take the right hand turning onto the A1094 signposted Aldeburgh and Leiston and continue for approximately three miles, bypassing the village of Snape and continuing towards Aldeburgh. After approximately half a mile, the entrance to Friston Hall is situated on your left and as identified by the Clarke and Simpson "To Let" board. Continue down the long tree lined tarmac driveway and which will lead to property.

VIEWING

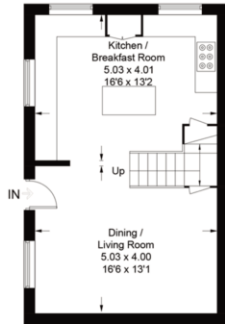
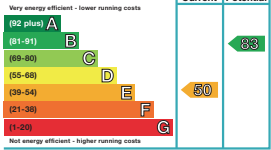
Strictly by appointment with the agent. Covid-19 – No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.



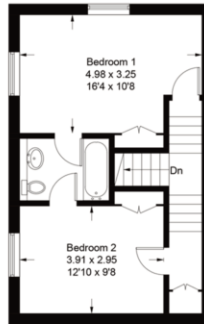
FRISTON HALL

Friston Hall

Energy Efficiency Rating



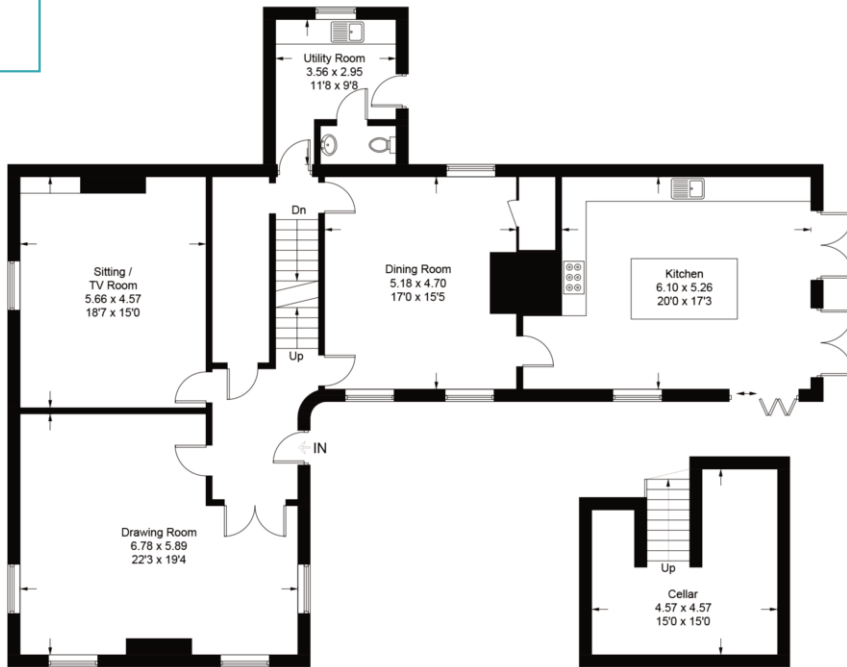
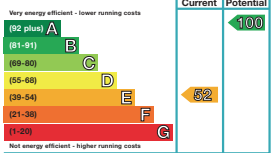
Gardeners Cottage
Ground Floor



Gardeners Cottage
First Floor

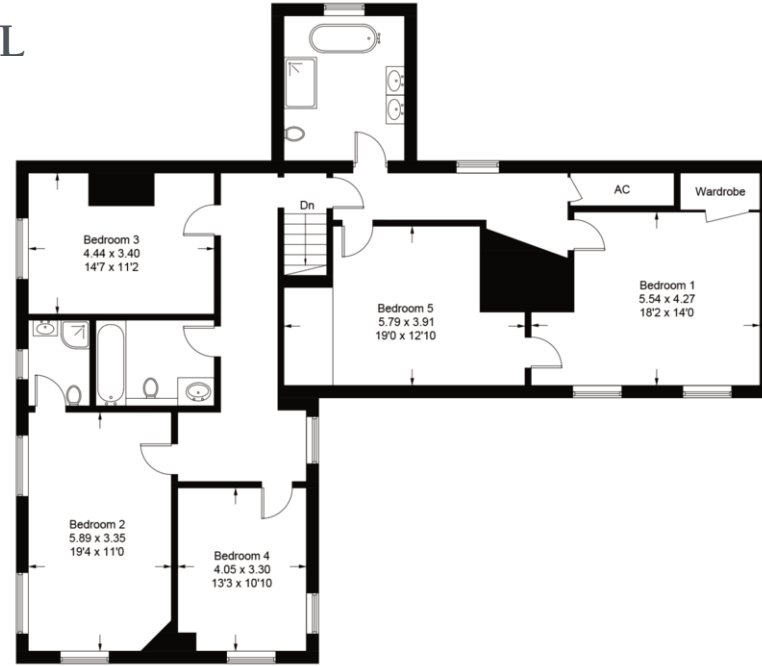
Gardeners Cottage

Energy Efficiency Rating



Ground Floor

Cellar



First Floor



NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. August 2021

