

*A charming two bedroom semi-detached cottage, located in a highly desirable position close to the Heritage Coast between Snape and Aldeburgh*

Rent £900 p.c.m  
Ref: R2055

Gardener's Cottage  
Friston Hall  
Friston  
Suffolk  
IP17 1NL



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve or twenty four months (with a view to extending).

All gardening costs are included within the rent.

Contact Us



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## Location

Gardener's Cottage lies adjacent to Friston Hall on the Blackheath Estate. Located on the outskirts of Friston, the property enjoys a highly desirable location between Aldeburgh and Snape. 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, Gardener's Cottage has undergone an extensive renovation programme. The property, which overlooks the former walled garden and beautifully landscaped communal gardens, is presented to an exceptional standard throughout having been extensively and meticulously restored.

## Ground Floor

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 Gardener's Cottage 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

To the front of the property is a beautifully landscaped and sheltered courtyard garden, which enjoys the afternoon and evening sun and is ideal for alfresco dining. A superb feature of the terrace is an impressive brick well, meticulously restored, featuring down lighting and a glass top. A door leads from the front to the rear courtyard, where there is a pleasant outlook over the former walled garden, regularly grazed by sheep.

Gardener's 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 front courtyard, are the larger formal gardens, which the tenant will have the shared use of - these include a paved terrace, lawned areas, sweeping gravel paths and a petanque court.

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.

From Gardener's Cottage, there is easy access onto a number of public footpaths that run across the Blackheath Estate and beyond, linking the Alde Valley to the Suffolk Heritage Coast.



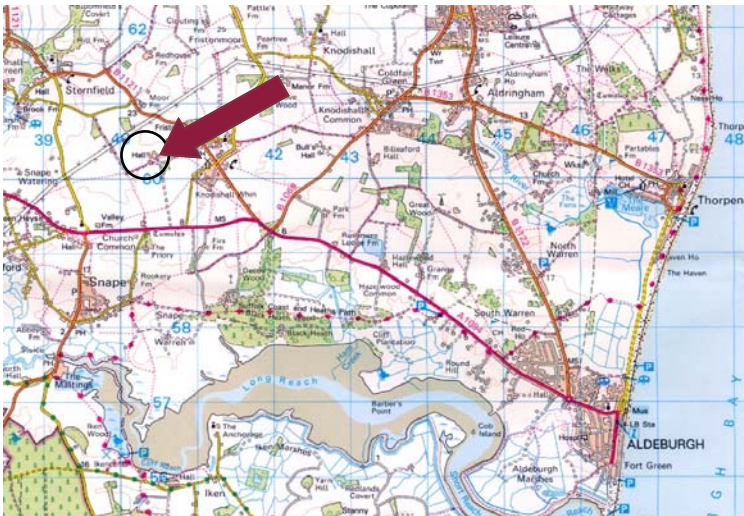
*Services* Mains water and electricity connected. Shared private drainage system. Biomass boiler with underfloor heating on the ground floor and radiators to the first floor. LPG (hob only). 'ultra fast' 100 MBps fibre broadband. Where appropriate, the services are metered and recharged by the Estate at cost - details available from the Agent.

*Council Tax* Awaiting assessment.

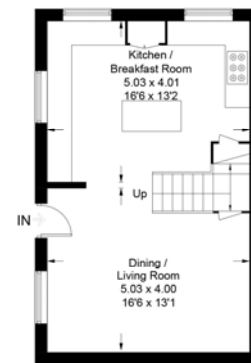
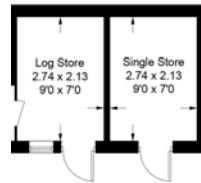
*Local Authority* East Suffolk Council.

*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.

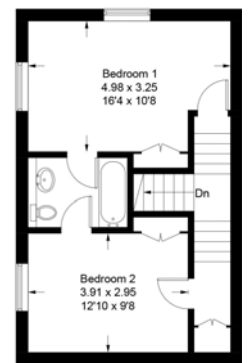
NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



Ground Floor



First Floor

## 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, by-passing 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.

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