

An impressive four-bedroom Georgian dwelling that was formerly the village post office, located in Little Glemham, just a short drive from the market town of Saxmundham.

Offers in Excess of
£425,000 Freehold
Ref: P6750/B

The Old Post Office
Main Road
Little Glemham
Woodbridge
Suffolk IP13 0BE



Entrance hall, sitting room, dining room, living room, kitchen, breakfast room, hobbies room and gardener's WC.

Principal bedroom with en-suite shower room and large eaves storage cupboard.

Three further double bedrooms, family bathroom and useful landing space.

Fully enclosed rear garden and double garage.

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Location

The Old Post Office is located in the centre of the village of Little Glemham. The village has a popular local pub, The Lion Inn, as well as a fine Grade I listed church, St Andrew's. Nearby Glemham Hall, once the home of Sir Thomas Glemham, holds a variety of events throughout the year. The neighbouring village of Marlesford is home to an excellent farm shop and café, and the larger village of Wickham Market, just three miles away, has a variety of day-to-day shops and services, such as a Co-op Supermarket, primary school and health centre. The market town of Saxmundham is five miles away and has Tesco and Waitrose supermarkets.

The nearest railway station is three miles away at Campsea Ashe and this has direct train services to Ipswich, with connecting services to London, Norwich and Cambridge.

Suffolk's Heritage Coast is nine miles away at Orford, with its medieval castle and nature reserve, and Aldeburgh, with its beach, sailing, fine restaurants and golf course. The world famous concert hall at Snape is also just four miles away. The county town of Ipswich is 16 miles to the south.

Description

The Old Post Office is a Grade II listed detached Georgian house of redbrick construction with part rendered and colour washed elevations under a tiled roof. Part of the dwelling was formerly the village post office and the property boasts a wealth of character and period features, including exposed beams and inglenook fireplaces. The accommodation downstairs is spacious and flexible, with a large kitchen containing double doors that lead into a breakfast room which flows through an opening into the sitting room. A further opening from the kitchen leads into the dining room, from where a door leads into the part of the property that was formerly the post office. This is now an impressive living room which leads on to a useful hobbies room. On the first floor, the property has a good-sized principal bedroom with an en-suite shower room and eaves storage cupboard. The further three double bedrooms are all of good proportions with storage, and there is a large landing area that could be used as a study or reading area. To the rear of the property is a handy covered porch and gardener's WC, a double garage and a fully enclosed private garden with terrace.

The Accommodation

The House

Ground Floor

The front door opens to the

Entrance Hall

Stairs to first floor landing with understairs cupboard. Doors leads off to the dining room and

Sitting Room 14'0 x 13'0 (4.27m x 3.97m)

Window to front. Redbrick inglenook fireplace with recessed wood burning stove on a herringbone brick hearth which supplements the central heating system. Wall-mounted lighting, wall-mounted radiators and feature redbrick wall. An opening leads though to the



Breakfast Room 14'0 x 6'9 (4.27m x 2.05m)

Window to rear. Painted ceiling timbers, wall-mounted radiator, ceramic tiled flooring and French doors to garden. Glazed double doors open into the

Kitchen 22'8 x 8'4 (6.92m x 2.55m)

Windows to rear and stable door to garden. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl stainless steel single-drainer sink unit with mixer tap over, drinking water filter tap and mosaic tiled splashback. Space and plumbing for washing machine. Space for fridge freezer. Space for electric Rangemaster stove. Integrated dishwasher and overcounter lighting. Exposed wall timbers and painted ceiling timbers. An opening leads through to the



Dining Room 13' x 12'1 (3.97m x 3.69m)

Window to front. Inglenook fireplace with oak bressummer over, brick hearth and open grated fire. Wall-mounted radiator and exposed floorboards. A door leads to the



Living Room 18'10 x 13' (5.75m x 3.97m)

This part of the house was previously the shop front. Windows and door to front. Part panelled wall with some exposed ceiling timbers. Wall-mounted radiator, wall-mounted lights and oak flooring. A part glazed door leads through to the

Hobbies Room 18'1 x 11'8 (5.50m x 3.56m)

French doors to side and door to rear. Range of work units, exposed timbers and brick flooring.



Living Room



Hobbies Room

From the entrance hall, stairs rise to the

First Floor

Landing

Wall-mounted radiator and doors to bedroom one, bedroom two and the family bathroom.

Bedroom One 14' x 13' (4.27m x 3.97m)

A large double bedroom with window to the front and wall-mounted radiator. Range of fitted wardrobes with shelving and hanging rails. Door to

En-Suite Shower Room

Window to rear. Built-in quadrant shower cubicle with electric shower over, close-coupled WC, pedestal hand wash basin, tiled walls, wall-mounted light and door that opens into an eaves storage area.



Bedroom Two 13'6 x 12'4 (4.11m x 3.75m)

A good-sized double bedroom with window to front, wall-mounted radiator and built-in wardrobes with hanging rail and shelving.

Family Bathroom

Window to rear with obscured glazing. Comprising panelled bath with ornate mixer tap over and shower attachment, close-coupled WC, pedestal hand wash basin with tiled splashback, exposed ceiling timbers and built-in airing cupboard with pre-lagged water cylinder and slatted shelving.



Step down from the landing to the

Rear Landing

A large space which could be used as an office or reading area. Window to rear overlooking the garden. Wall-mounted radiator and exposed ceiling timbers. An archway leads through to a further part of the landing, where there is loft access and doors to bedroom three and bedroom four.



Bedroom Three 13'7 x 13'6 (4.14m x 4.11m)

A good-sized double bedroom with window to front, wall-mounted radiator and built-in wardrobes with hanging rails and shelving.

Bedroom Four 13'7 x 13' (4.14m x 3.97m)

Another large double bedroom, currently set up as an office, with window to rear and wall-mounted radiator.

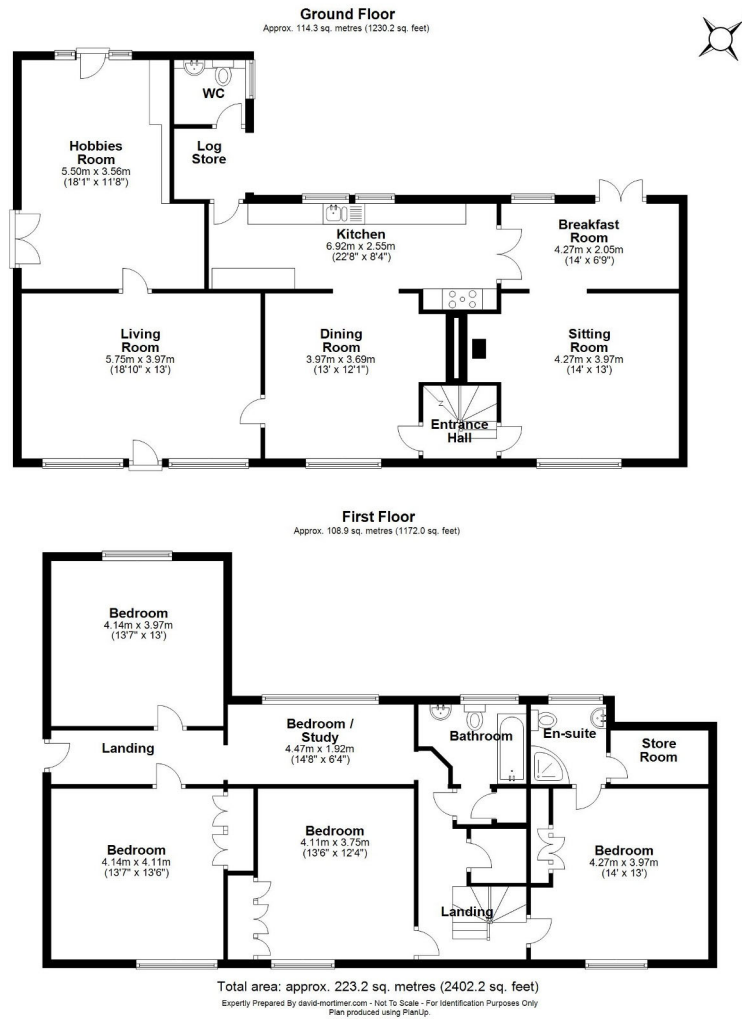


Outside

To the front of the property there is a low wall and pathway to the front door. The rear garden is accessed to the side of the house via Shop Lane, where there is a double garage. The garden is enclosed by a redbrick wall and is mainly laid to lawn with a block paved terrace and two seating areas either side. There is a timber shed, outside tap, oil tank and floor-mounted oil-fired boiler.

Adjoining the rear of the property is a covered porch with a brick floor and door to an **Outside WC**. This comprises a window to the side with obscured glazing, hidden cistern WC, vanity basin with cupboard under and mixer tap over, exposed brick wall and ceramic tiling.





Viewing Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

Services Mains water and electricity connected. Oil-fired central heating. Private drainage system (please be aware that due to the age of the septic tank, interested parties are encouraged to make their own investigations as to whether this complies with current regulations).

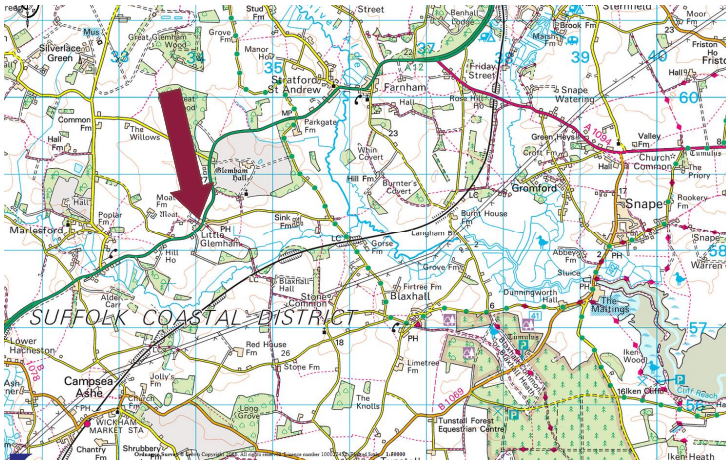
Council Tax Band C; £1,660.90 payable per annum 2021/2022.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

EPC Rating Exempt

NOTES

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3. It should be noted that levels of traffic on the A12 may increase during the proposed development of Sizewell C. Interested parties are encouraged to make their own investigations in this regard.



Directions

From Saxmundham, proceed south along the A12 to Little Glemham. Upon entering the village, the property will be found on the right hand side, opposite the pub and next to the turning to Shop Lane.

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