



The Cottage
Saxmundham | Suffolk | IP17 1ND

FROM CLASSROOM TO COTTAGE



This former school dates back to 1875. Altered and extended over the years, it's still packed with character and is a lovely, bright and welcoming home. It's been in its current ownership for almost 40 years and has been significantly improved and lovingly maintained as a family home over that time. With a gorgeous private garden and an idyllic setting, walking distance from Saxmundham and a short hop from the coast, you can enjoy the very best of Suffolk here.







- A Pretty Detached Character Cottage
- Located in the Lovely Village of Sternfield, Close to Saxmundham
- Off Road Parking and Garage
- Benefitting from Two Double Bedrooms and One Single Bedroom
- Two Reception Rooms, Sitting Room With Multi Fuel Stove
- Kitchen/Breakfast Room and Utility Room
- Attractive and Well Established Garden Including a Very Useful Shepherds Hut
- The Property Extends to 1106 Sq ft
- EPC Rating E
- Tenure – Freehold

A pretty character cottage in a lovely location, this is a home with lots to offer. Explore the countryside, walk to the shops or to the station – you can live in the country here whilst being in easy reach of amenities. A much-loved family home over the past few decades, it's a place that gives you a warm welcome from the start.

Putting Down Roots

When the current owner of this delightful property first set foot inside, she and her family knew this was the right place for them. At the time, the cottage was only partly renovated and there was a lot to do, but the location, character, space and the comfortable atmosphere won them over. That was back in 1985 – and now that her family have grown up and flown the nest, the owner has decided it's time to move on, so another family can enjoy the lifestyle on offer here. "The house has always had a friendly feel, which is what stood out the first time we came here. Perhaps it's because it was a school, then a meeting room, so it's a place where children have played and where people have gathered for social occasions over the years."

Comfortable Character

What is today the sitting room, a lovely space that benefits from the afternoon and evening sun, was originally the classroom, which explains the generous proportions. The other side of the chimney breast is the dining room, also an excellent size and with windows to the south and west allowing plenty of light to pour in. These rooms, and the rooms directly above, form the original part of the house and have plenty of character, including wooden floors and a brick chimneybreast that has a log burner to keep it cosy. The rear of the cottage has been extended, with a charming country-style kitchen that's filled with morning sun and leads to a useful utility room to one side and lobby to the other. The large kitchen window frames views down the beautiful garden. Upstairs there are three bedrooms, two with built-in wardrobes, and a well-designed family bathroom with bath and separate shower. This has been a very happy home, with the owner's children growing up here and the family celebrating many Christmases and birthdays over the decades. In more recent times, three generations have gathered here, with grandchildren enjoying regular holidays at the cottage.



Town And Country

Outside, the garden has been transformed from something of a wasteland into a thoughtfully-planted, totally private escape, where you can relax in a secluded setting. There's plenty of colour and interest to enjoy throughout the seasons, and you look down towards a pretty shepherd's hut that the owner had built to a bespoke design to be her craft room. It's well insulated with heating and lighting and you could easily add a wood burner if desired. The owner's grandchildren love the adventure of sleeping out here when they come to visit. There's a large garage with a workshop area and it has a little space above that was used as a playroom when the owner's girls were young, so there's definitely potential here. There are dog walks aplenty on the doorstep and you can walk directly into Saxmundham for the shops, station and more. The glorious coastline is within easy reach, so you have so much to enjoy and explore from your base at the cottage.





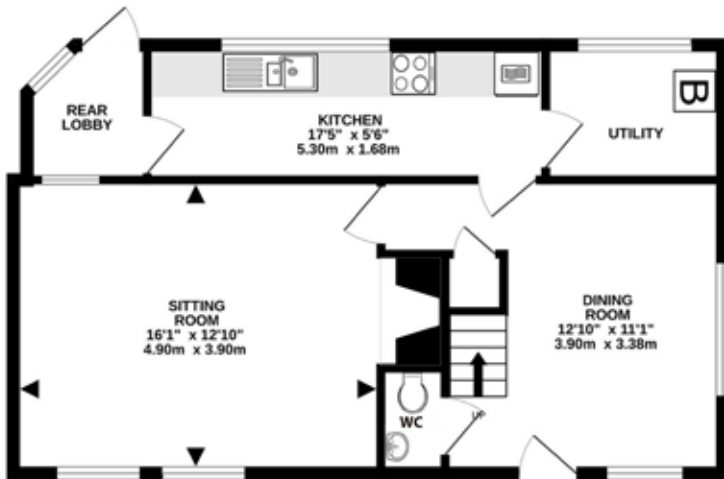




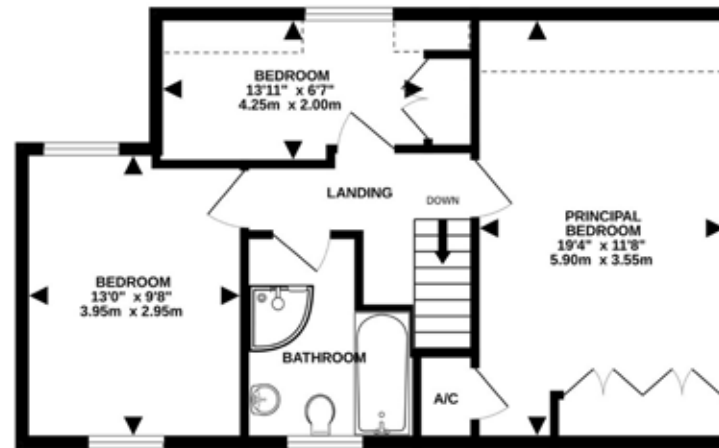




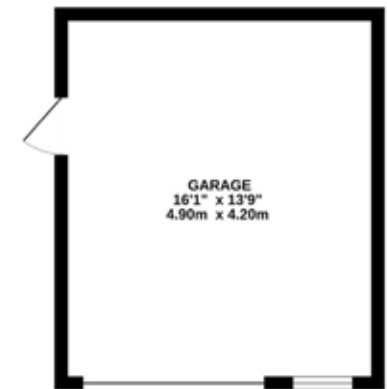




GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



GARAGE
223 sq.ft. (20.7 sq.m.) approx.

FLOOR AREA : HOUSE (EXCLUDING GARAGE) - 1106 sq. ft. (102.7 sq. m.) approx.
TOTAL FLOOR AREA : 1329 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On the Doorstep...

The popular village of Sternfield is a rural parish within close proximity to Saxmundham with all of its local amenities and a very short drive to the Heritage coastal areas of Southwold, Walberswick and Aldeburgh. The nearest train station is 1.5 miles away in Saxmundham with links to London Liverpool Street via Ipswich.

How Far Is It To?...

Sternfield is situated 5.5 miles from the quintessentially English seaside town of Aldeburgh on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. Southwold is 16.5 miles to the north. The market town of Saxmundham is approx 1.5 miles drive away and benefits from a train station with links to London Liverpool Street via Ipswich. Snape Maltings is a short 2.5 miles away. The town of Ipswich is 21 miles drive to the south.

Directions...

Leave Beccles on the A145 London Road towards Ipswich and continue on this road until you reach Blythburgh and turn right onto the A12. Follow this road through Darsham and Yoxford. After the sign post to Benhall Church, take the left hand turn onto the B1121 and continue until you reach Church Hill and turn right. After the bend in the road, the property will be found on the right hand side.

What Three Words Location

What3words///fewest.salary.opera

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.

Services and District Council

Oil Central Heating
Mains Drains
East Suffolk Council
Council Tax Band E



Tenure

Freehold



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THE FINE & COUNTRY
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