

EH

EXQUISITE  
HOME



## CHARM AND CHARACTER

Set back from the road and behind electric gates, hidden like a secret garden in the peaceful seaside village of Kessingland, is this four bedroom, three bathroom bespoke home which was designed and built by the current owners to be a characterful, modern cottage-like property. With triple-glazed windows and underfloor heating to the ground floor, and with a charming garden requiring little yearly maintenance, the property is a perfect turn-key house just waiting to be enjoyed either as a full-time home, as a potential holiday let (subject to any necessary requirements), or as a private boat-hole by the sea.



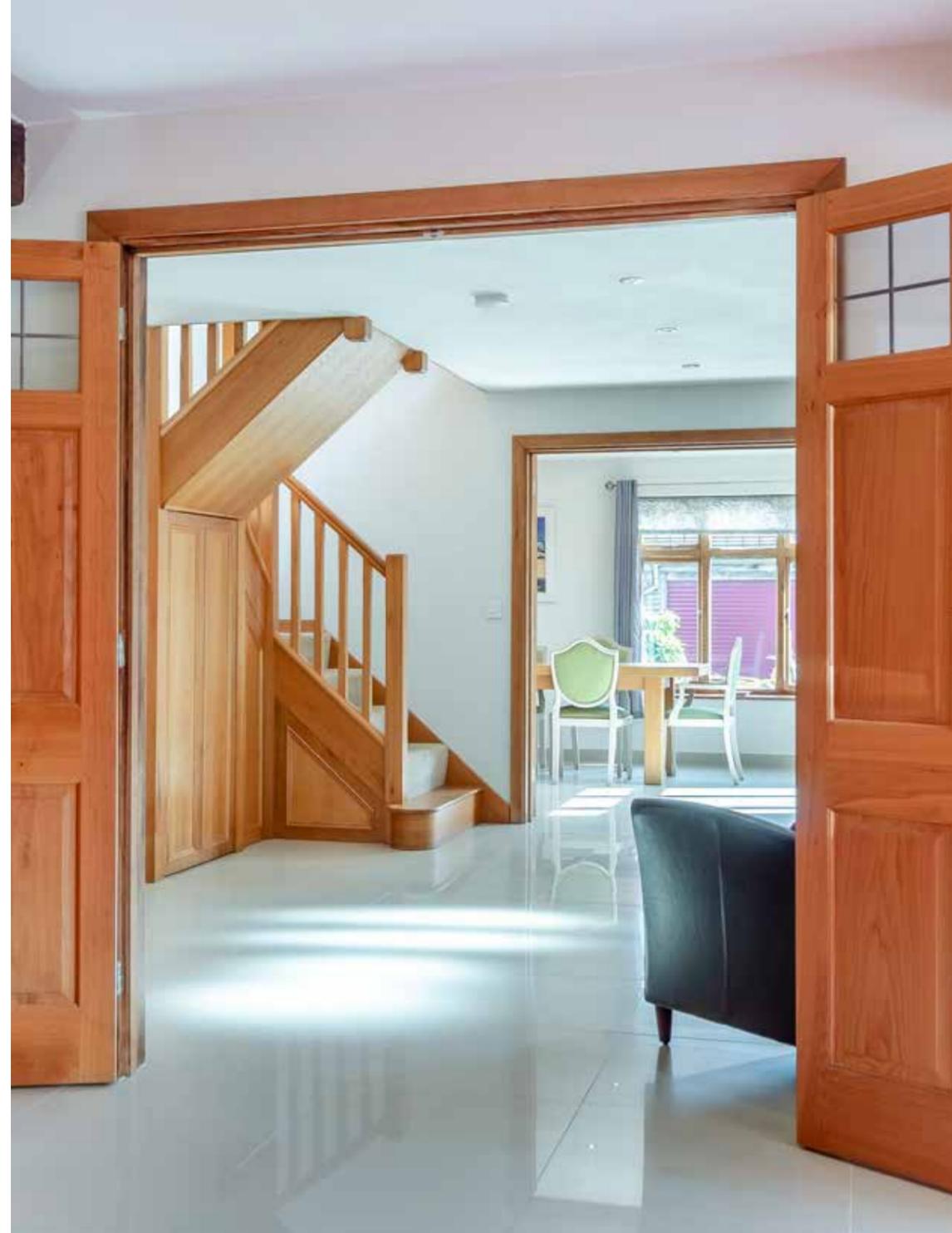


*“...the property oozes charm and character..”*

Designed and built by the current owners in 2011, this bespoke property oozes charm and character, yet offers space that's perfectly suited for either family life or for entertaining. The entrance hall sets the designer tone of the house, with an exquisite oak staircase rising to the first floor, and matching oak trimming on the doors and skirting boards which are complemented by the bright, glossy floor tiles, blending a sense of old-world character with modern style and sophistication. Double doors to the main living areas allow the space to be opened up for entertaining or sectioned off on those cosier nights when it's time to snuggle up in front of the fire.

The sitting room enjoys a bright, westerly aspect and a large brick fireplace with inset wood burner, making this the perfect place to relax with friends after a meal. To the rear of the sitting room is a ground floor bedroom which could alternatively be utilised as a study or playroom. The ground floor also includes a modern shower room; and double doors to the right of the entrance door open up into the open-plan kitchen and dining area.

The kitchen is modern with glossy units, but the soft character of these particular units and the wooden worktops still evoke a sense of old-world cottage charm, echoing the general character of the house. The kitchen units include a wealth of integrated appliances, including an AEG coffee maker, 2 ovens, a combi-oven, 5-ring gas hob, dishwasher, and two full-height fridge/freezers. A convenient island makes the perfect place to lay out nibbles for guests to enjoy during parties, and the kitchen itself opens into the family room/snug, which the current owners consider to be one of their favourite rooms in the house. "We sit in there most of the time," note the owners, "it's south-facing so there's always plenty of light, and with the glass windows all the way around it's like bringing the garden indoors." What makes this room particularly unique are the vaulted ceilings and the ornate wood burner in the corner, allowing this room to really live up to the name of "snug" when those colder winter nights set in.



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The first floor includes three good-sized bedrooms, including the principal suite. The two guest bedrooms are both ample doubles, and the largest of these two rooms includes a generous walk-in wardrobe. Both bedrooms share the use of a family bathroom, which is fitted with stylish fixtures. The principal bedroom is dual aspect, and the en-suite shower room is bright and spacious with a walk-in shower.





The property sits centrally in its secluded plot and so the gardens and grounds conveniently wrap around the main house. To the front of the house is the drive, which provides ample off-street parking both on the shingled drive and in a carport and double garage which set separate from the main house. To the rear and south-facing side of the house are the gardens, which have been laid with terrace paving and artificial grass, ensuring an easy, low-maintenance garden that is ready to enjoy all year round. The large paved terrace outside the snug is a perfect little sun trap, and easy access into the kitchen makes this the ideal spot for some al-fresco dining as the perfect end to a memorable day at the beach.

When the summer sunshine is a little too hot, there is a sweet little summer house to enjoy which provides comfortable shade and looks onto this terrace. To the rear of the property, the paved terrace wraps around to offer more space for seating and dining, together with a larger summer house that the owners refer to as their "party room." This summer house includes a fitted kitchenette and plenty of room for a table, and would alternatively make an ideal games room or "man cave," gym, studio, or home office. As previously mentioned, the property is set back from the road and the current owners have thoroughly enjoyed the aspect, noting that "we're not overlooked, and the position here is so quiet and peaceful."

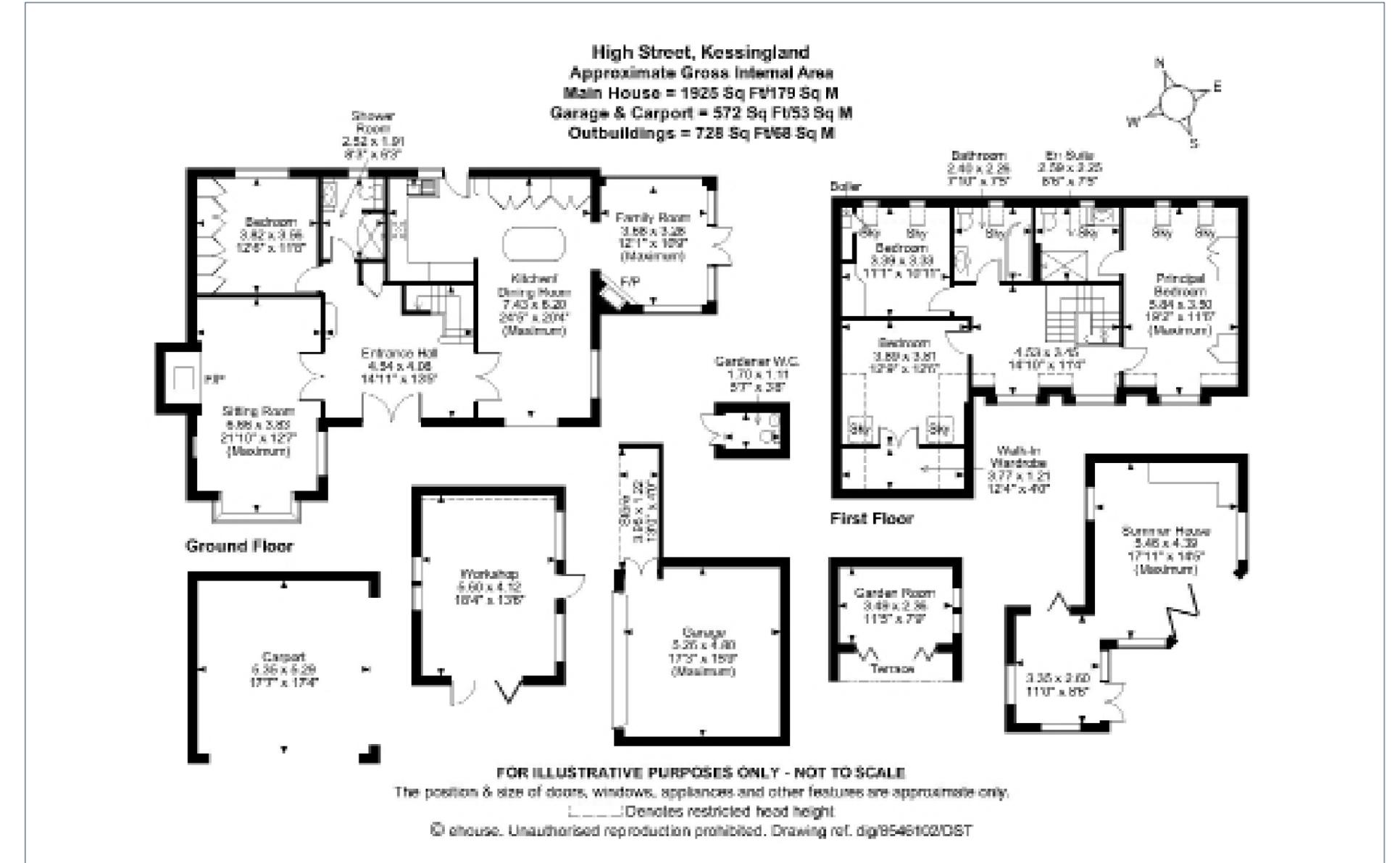
# LOCATION

The current owners describe the village of Kessingland as “a small sea-side village with a wide expanse of grass that leads through to a sandy and shingled beach that’s dog-friendly all year round.” They also note that the location offers a range of excellent rural walking routes that lead to the ever-popular seaside resort of Southwold, which is located roughly eight miles south of the village and is home to the well-regarded St Felix Independent School. Kessingland is also well-located for access north to Lowestoft and Great Yarmouth, both popular traditional seaside holiday destinations.

The current owners also note that in Kessingland “there’s everything here that someone would like, and we’ve enjoyed the sense of community here; plenty goes on in the village and there’s lots of opportunity to take part and meet new people.” Located just off of the A12, the village also enjoys easy access to Henham, roughly a fifteen-minute drive from the property, which hosts a number of popular yearly events throughout the summer months, including a steam rally and the enormously popular Latitude Festival. Further south is the popular resort town of Aldeburgh, and the RSPB reserves at Minsmere and Dunwich, both with stunning coastal walks and picturesque views.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	86   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



# EXQUISITE HOME

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The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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