



EH

EXQUISITE  
HOME

## ENDLESS OPPORTUNITY

The northern tip of Suffolk near the border with Norfolk is a wild and beautiful place. With the stunning Heritage coastline, the North Sea crashing musically upon the shore, the cliffs and the open countryside beyond, this part of the county is a very well-kept secret. The Suffolk Coast and Heaths AONB runs north of Felixstowe all the way up to Kessingland and this area is rich in wildlife and natural beauty. Transport links are good with the A12 running south to Ipswich, Colchester, Chelmsford and London and the A143 heading west inland via Bungay and Diss. Regular trains run to Ipswich and thence into London Liverpool Street, making this idyllic part of Suffolk ideal for those who have to commute into work.





Close to the middle of the village sits this large, handsome detached house standing on a very generous plot. Located on the edge of open countryside, it enjoys stunning views and is only a few minutes' walk to the beach. Thought to have been constructed around fifty years ago, it has been extended several times over the years by the owner who bought it forty years ago. An en suite bathroom was added along with the bar and study, the present kitchen and the garden room, turning it from a fairly standard family home to a large, versatile dwelling with plenty of potential. The paddock at the back of the house was also purchased, extending the ground in which it stands to around two acres. The large front drive gives huge amounts of space for parking and in addition to the large drive, there are two garages, one at each side of the house, both of which house a car. There are solar panels on the roof which, with battery back up, reduce the electricity bills very significantly.

A pair of sliding doors open into the generous porch which leads into the entrance hallway. To the right is a useful shower room and to the left is the very large open plan kitchen/breakfast room into which natural light pours through the three skylights. Over the years, thousands of family meals, kitchen suppers, Christmas dinners and party menus have been cooked in this lovely space which has always been regarded as the family hub. The house has played host to many Christmases, New Year's Eve celebrations, children's parties and social occasions and if this kitchen could talk, it would be able to tell some amazing stories. It opens straight into the dining room with its original parquet floor from which the open tread wooden staircase with metal balustrades rises to the first floor. The owners tend not to eat here, but use it as an extra place for storage, taking most of their meals in the kitchen/breakfast room itself. However, it could easily be used for more formal meals, or as an extra reception room.



*“There’s a welcoming sense of space and light that echoes throughout the property...”*

Sliding doors open into the dual aspect garden room with its two skylights. The owners tend to use it as an extra sitting room, enjoying looking out over the garden which is full of wildlife and birds. A door opens from the dining room into the lounge with its fireplace and large windows, mostly used for entertaining. A brick wall with an arch leads through to the family room with its brick-built corner bar, the scene of many happy occasions and parties over the years. Next door is the useful study, ideal for those who need to work from home.

### *Generous First Floor*

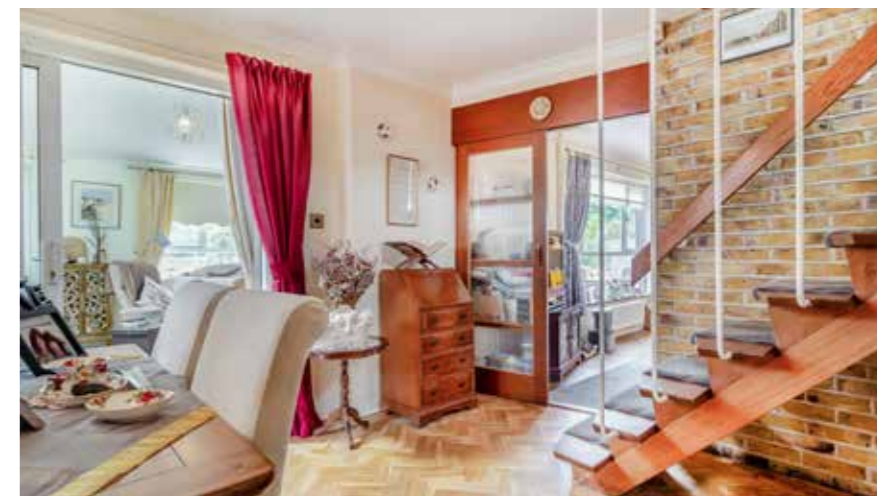
The staircase rises to the large landing from which radiate four bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a three piece en suite bathroom with bath, the second bedroom also has fitted wardrobes and the third and fourth bedrooms are reasonably sized doubles. This is the ideal layout for a family, but also perfect for guest accommodation. The family bathroom is large and light, three piece with a walk in shower.

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*“We enjoy looking out over the garden which is full of wildlife and birds....”*

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*“With spacious and versatile accommodation,  
the property would be ideal for any family  
configuration...”*











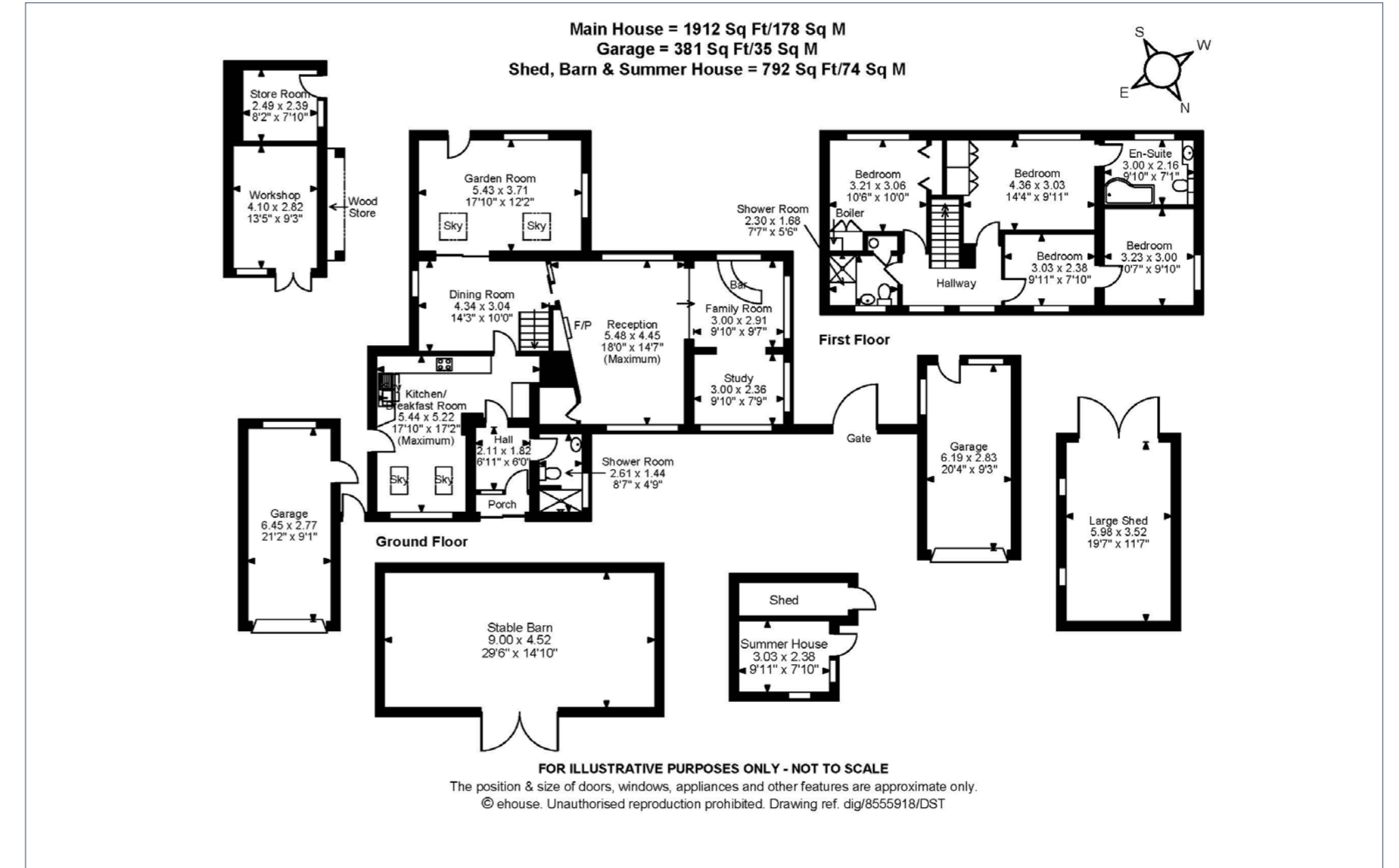
# LOCATION

There is a huge amount to love about the back garden and adjoining paddock, with the tang of sea salt being brought on the breeze from Kessingland beach. The owners have built a smart summerhouse with a TV aerial, power and a bed settee for overflow guest accommodation. It would make a wonderful family space outdoors or a cinema room. At the back of the house is a patio and the rest of the garden is mainly laid to lawn with a broad path running up the right hand side of the garden, some mature trees, colourful bushes, shrubs and perennials. There is a large thriving vegetable patch which is currently yielding new potatoes, broad beans, tomatoes and courgettes. There are several fruitful autumn raspberry canes, two greenhouses, an asparagus bed, several flowerbeds and an arch covered in clematis montana between the two lawns. A small pond contains koi carp and has clematis scrambling over its sides. There are several further buildings in the grounds, including a woodstore, workshop and store room, a large shed with double doors currently being used to house classic cars and two stables with a central food and fodder store. The paddock has been home to several family ponies over the years and is currently being mowed by the neighbouring farmer's sheep. It could easily be let out to horse owners or used for grazing and pasture. There is a large pond in the paddock which attracts plenty of wildlife.

There is a retail complex with two major supermarkets together with a range of other stores two miles away, two pubs within walking distance and a number of leisure activities in Kessingland itself. The owners tend to go to the nearby pleasant Broadland market town of Beccles for most of their shopping and with the excellent location of the house and the expansive grounds, there is always something to do.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



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.

An aerial photograph of a rural estate. In the upper left, a large white wind turbine stands on a grassy hill. Below it, a large green field is divided into sections, possibly a golf course or sports field. In the foreground, a village with several houses and a prominent water tower is visible. The background shows rolling green hills under a clear blue sky.

# EH

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## EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

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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