



Church House
Church Street | Saxmundham | Suffolk | IP17 1EP

FINE & COUNTRY

THROUGH THE AGES



“With its handsome Georgian frontage, this home makes an excellent first impression. Parts of the property are even older and contrast beautifully with the stunning conversion of an adjoining forge.

This is a house that’s packed with personality!

Outside, lovingly landscaped gardens offer sunshine and seclusion – a rare retreat for a property so central, with the river, church and green space giving this a lovely tranquil feel.”



KEY FEATURES

- A Stunning and Beautifully Restored Grade II Listed Georgian Family Home, located in the Popular Market Town of Saxmundham
- Five Bedrooms; Five Bathrooms (Three of which are En-Suite)
- Kitchen with Separate Laundry Room
- Three Reception Rooms
- The Property is believed to Date Back to the mid 1700s as a Former Blacksmith's and was Extended in the 1800's with a wonderful blend of Contemporary & Character
- Charming Landscaped Garden
- Walking Distance to Amenities
- The Accommodation extends to 2,898sq.ft
- EPC Exempt

If you want to live walking distance from all amenities, including shops, schools and the train station, to be close to the beach and glorious open countryside, yet you also crave your own space, this unusual and desirable home will put a tick in every box. Accessible yet private, full of character with a healthy dose of contemporary style, this has enormous appeal.

A New Lease Of Life

The house dates back to the 18th century incorporating the original 17th century blacksmith forge and loft and is built of brick and flint, with an early 19th century frontage. To one side is a former blacksmith's forge that today forms part of the house. When the current owners came here, the property had been in the same ownership for decades and needed some TLC, while the forge was only used for storage. They have kept the glorious features and proportions of the original house, whilst creating stunning living space within the forge and extending to add a beautiful and accessible bedroom suite too.

Spacious And Attractive

Each part of the property has its own distinct character. The two front receptions, one either side of the elegant hallway, have the high ceilings, picture rails, feature alcoves and large windows so typical of Georgian homes. Beyond is a cloakroom, laundry and staircase. The kitchen has been opened up from smaller rooms to create one large area with a central island where people can sit and chat while you prepare food. Recently fitted, the kitchen is both stylish and practical, with plenty of storage and preparation space, as both the owners are keen cooks.





KEY FEATURES

Forge Origins

From here, you move into the old forge and find yourself in a magnificent light and airy room with doors to the west and a mezzanine level that makes a great home office. This reception room is also perfect for entertaining, doors open to the garden in summer, or a fire blazing away in the log burner in winter. Beyond this is a ground floor bedroom and wet room, ideal as guest accommodation or for older children, or anyone with limited mobility. On the first floor here, you also have a stylish and welcoming master bedroom suite with contemporary private bathroom. Back in the original part of the house, there are a further three double bedrooms, one with an en-suite and two sharing a fabulous period-style bathroom.

Enjoying The Outdoors

The owners love spending time outside in the surprisingly private garden. You're screened on one side by fencing and from the town by beautiful mature trees, beyond which is the river. There's green space to the north and the parish church to the south, so this is altogether a lovely spot. The owners have had the garden professionally landscaped, having visited various noted gardens in the area, such as Beth Chatto's garden, for inspiration. The result is rather special! There's a formal garden with gravel and shrubs outside the Georgian frontage, plus a large sunny terrace in front of the old forge. You walk from the driveway and parking area into the garden under a pergola draped in climbing plants. There's a lawn where children can play, plus plenty for a keen gardener to enjoy, but it's currently designed to be very manageable whilst still offering colour and interest throughout the seasons. Being on the edge of town makes this a very convenient location, so you'll find pretty much everything you need within walking distance, but it's also easy to head out in the car to make the most of the wider area. The owners walk their dogs on the beach most days and love being close to the coast, yet able to get away from it all back at home, without the influx of tourists.























INFORMATION



On The Doorstep

The historic market town of Saxmundham has an assortment of local shops and larger supermarkets including Tesco & Waitrose. You also have Saxmundham train station which provides a connecting service to London Liverpool Street. There is the attractive Snape Maltings a short drive away which you can enjoy walks along the river and also the desirable market town of Aldburgh, a short 10 minute drive away with its famous beach and fish & Chips. Local children attend primary in Benhall and Saxmundham and there are also High Schools locally as well as further afield in Framlingham and Woodbridge.

How Far Is It To?

Saxmundham is located 4 miles from Snape with its lovely river walks, you are 12 miles from the famous coastal town of Southwold and even less distance to Minsmere Nature Reserve. The neighbouring town of Framlingham is a popular tourist spot, especially for visitors to its famous 'Castle on the hill'.

Directions - Please Scan The QR Code Below

From Beccles, take the A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until and through Yoxford, continue for approx. 3.5 miles and turn left onto the B1119. Follow this road and then turn slightly right onto Mill Road. Follow this road until you reach a set of traffic lights. Go straight through them and you will drive past Waitrose & Tesco. Almost immediately after you drive past Waitrose Car Park the property will be on the left.

What Three Words Location

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... [used.Reduce.blemishes](#)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage (Klargester)
East Suffolk Council - Council Tax Band E
Freehold





GROSS INTERNAL AREA
FLOOR 1: 1635 sq. ft, 152 m², FLOOR 2: 1263 sq. ft, 117 m²
EXCLUDED AREAS: OPEN TO BELOW: 136 sq. ft, 13 m²
TOTAL: 2898 sq. ft, 269 m²
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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