



EH

EXQUISITE  
HOME

## *A Warm Welcome...*

Leiston is a popular coastal town that sits amongst the stunning scenery of the Suffolk coastline, a designated Area of Outstanding Natural Beauty. The property sits to the eastern edge of the town and is only a few moments' drive from the seaside, making those daily strolls along the beach a true reality. The town is also close to the ever-popular resort town of Aldeburgh, which can be reached by bus or car in under ten minutes' drive. For those looking for a quieter lifestyle, Suffolk truly delivers. Leiston is only a few miles from the RSBP reserve at Minsmere, and nearby Dunwich Heath is a perennially popular destination for walkers.

The property is entered through a useful porch area, which is a great place for storing coats and muddy boots after a countryside amble, and for keeping the cold wind out of the main house on those biting winter days. The main entrance door then leads into a long corridor which serves all of the main living areas of the property and the current owners have made many adaptations to the property to accommodate for disabled living. First on the right is the cosy lounge, which is a generous space that is served by a wood burning stove which 'warms the room wonderfully in the wintertime,' according to the owners, who enjoy spending time unwinding in this practical and inviting space. To the left of the entry door is the larger of the two main bedrooms, which has the benefit of a built-in wardrobe and beautiful, bright décor. The second bedroom is located to the rear of this main bedroom and also enjoys a small built-in wardrobe. Across from this is the entrance to the spectacular kitchen. Installed by the owners around a year ago, the kitchen is bright, modern and fresh, with cream shaker-style cabinets and granite worktops really bringing a sense of luxury to this space. The keen cook is well-served by the large range cooker, and a door to the rear leads to a useful utility corridor that also provides direct access to the side garden.

To the end of the main hallway is the family bathroom, which includes a large vanity and a claw-foot bathtub, as well as a wet-room style shower area. Next to this is the dining room, which could also function as a study. This room has sliding doors which lead out to the beautiful all-weather conservatory, which is used by the owners as a perfect vantage point for enjoying the garden and its sunny disposition throughout the year.



Leiston | Suffolk





*“The property been designed with an eye to space, light and versatility...”*

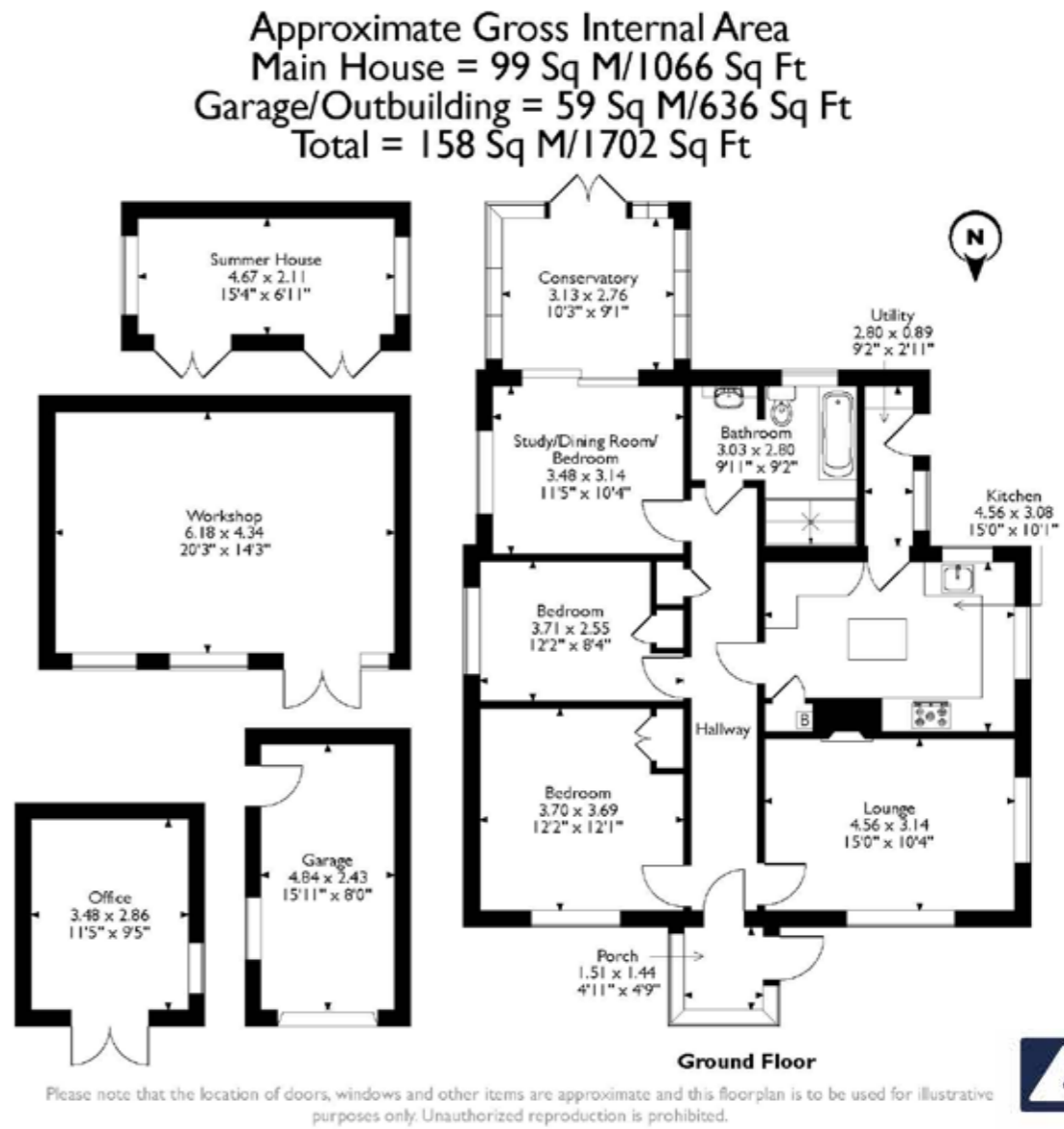
# LOCATION

The property enjoys a completely secure and enclosed south-facing garden which the owner describes as a real suntrap and always pleasant spot to pass the afternoon, whether by enjoying some peace and quiet in the warm summer house or by watching the wide array of wildlife that wander into the garden from time to time. Located near an RSPB reserve, the property is perfectly placed to enjoy the varied wildlife that call this area of the Suffolk coast home, and the current owners have particularly enjoyed cultivating this wildlife-friendly garden, especially with the installation of a pond and hedgehog highways. Flower borders are dotted throughout the garden and the current owners find that the garden always has some colour to it no matter the time of year. The green-fingered are well-served by the large greenhouse which enjoys a sunny aspect and has allowed the current owners to grow a wide array of fruits and vegetables. One of the best features of the garden, however, is the privacy. With fencing, tall hedging and a non-estate location, the property enjoys a very private feel and the current owners note that the rear garden is completely un-overlooked. Finally, the garden hosts a range of useful outbuildings, many of which could be suited to alternative uses. These include a summer house, a garage and an office, all fully-insulated with power connections, allowing each building to be suited to a wide range of uses as additional living or working space. There is also a large workshop that also has a power connection and the benefit of a sewer connection. The current owners note that the infrastructure is in place to put plumbing into the workshop if desired, allowing the workshop to be transformed for use (subject, of course, to any necessary consents).

Leiston lies roughly half-way between the county town of Ipswich to the south, and Britain's easternmost point at Lowestoft to the north. Ipswich has seen exceptional growth over the past few years as many London escapees are drawn by the easy commute (with some direct services from Ipswich station reaching London Liverpool Street in as little as an hour), the exceptional scenery of the Suffolk coast, and the range of excellent schooling in the area in both the private and public sector. Of particular note is the Woodbridge School, which has recently shortlisted for the Independent Schools Awards for its Prep school, and won the title of "Further or Higher Education Provider of the Year" in 2023 at the Suffolk Education Awards.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83  B
69-80	C		
55-68	D	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.



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