

THE OLD MILL HOUSE

FORT GREEN ◊ ALDEBURGH ◊ SUFFOLK

Flick & Son
Coast and country

savills



THE OLD MILL HOUSE

Fort Green, Aldeburgh, Suffolk

SUPERBLY POSITIONED ICONIC HOUSE WITH PANORAMIC
RIVER & SEA VIEWS.



DISTANCES

Snape 5 miles (8km), Ipswich 25 miles
(40.25km), London's Liverpool Street
Station from 65 minutes (All mileages and
times are approximate)

ACCOMMODATION

- 4 Bedrooms
- Bathroom
- Entrance Hall
- Drawing / Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Gun Tower in need of renovation
- Garage
- Garden & Courtyard

OFFERS INVITED



Description

The Old Mill House was first constructed in 1824 as the Aldeburgh Mill and was subsequently converted into a house in 1902. Two cottages built at a later date adjoin the house which are in separate ownership. The house is constructed in three main sections being the tower, the drawing room and the former Gun Tower which is now in need of full renovation and rebuilding. Internally the property has enormous character with many features including a fully vaulted drawing room with a large open fireplace to one end. The circular central tower provides ever more impressive views from floor to floor. The top floor provides a bedroom with French windows opening out to a balcony that provides arguably the best views within the town of Aldeburgh. The views stretch in every direction from the town rooftops and towards Thorpeness to along the shingle spit to the Martello tower and yacht club with the sea on one side and the river on the other and finally across the marshes towards Iken & Snape.

The house has enormous potential to extend and improve particularly when looking at the former gun tower which could be extended to create further accommodation with stunning views (subject to the necessary planning consents being obtained).

Situation

The Old Mill House is a truly iconic property situated in one of the most sought after positions in Aldeburgh. The house is set back on Fort Green, right on the beach with wonderful views over the sea & River Alde

The sought after coastal town of Aldeburgh is centrally positioned on the Suffolk Heritage Coastline with superb recreational facilities including sailing and fishing on the coast and River Alde, a number of 18 hole golf courses are in the area including Aldeburgh's own course. Snape Maltings, the home of the famous Aldeburgh Music Festival is about five miles away and the town benefits from a variety of excellent shops, public houses, restaurants and a cinema. Saxmundham which is about 8 miles away has a station which connects to Ipswich and has a direct line to London's Liverpool Street Station.





The house benefits from a private garden with steps leading directly up on to the beach as well as a courtyard garden to the west side of the house. There is also a garage and private parking for the house immediately abutting the neighbours to the west.



Services

Mains water, electricity and drainage

Postcode

IP15 5DE

Tenure

Freehold with vacant possession.

Viewing

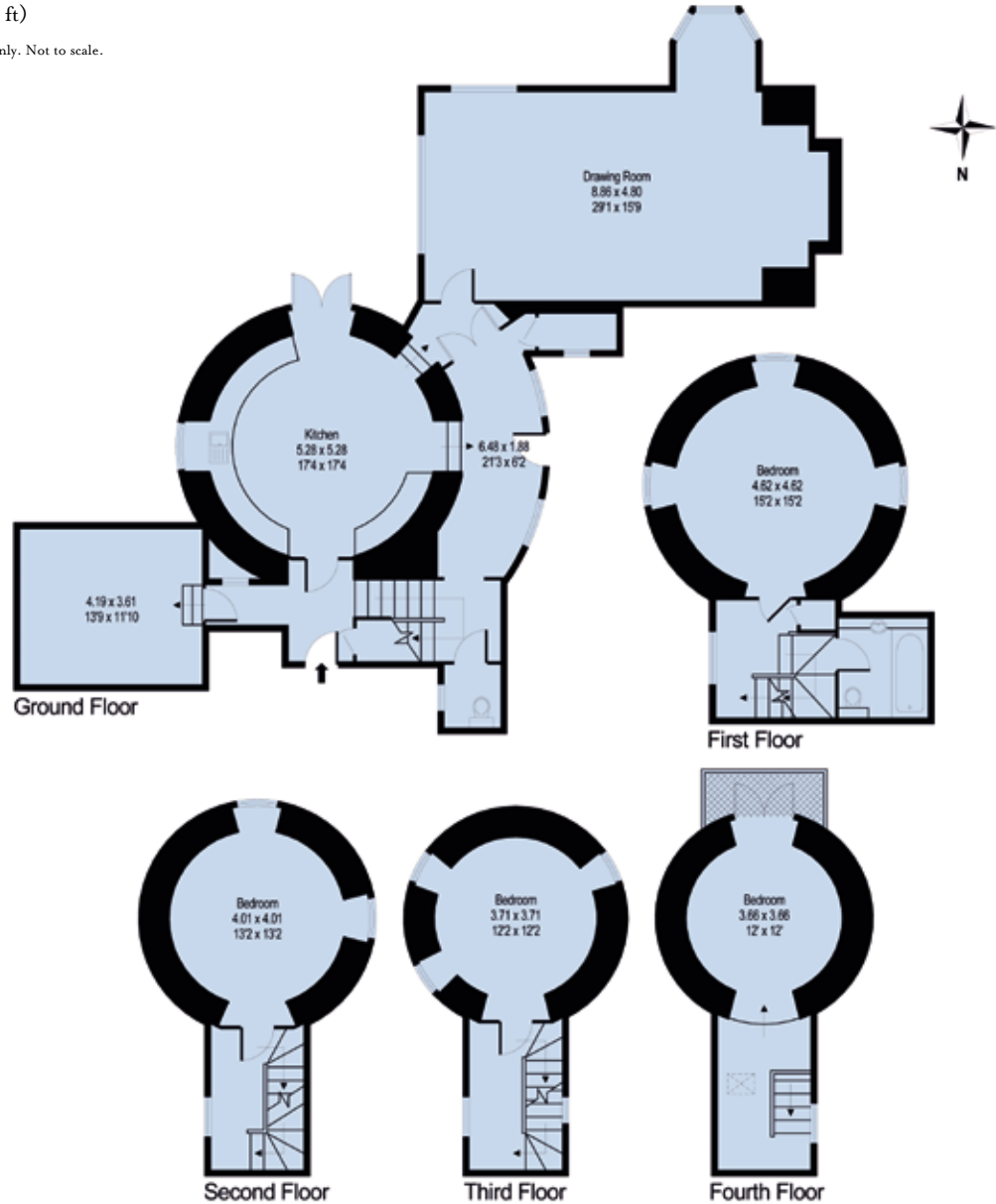
Strictly by appointment with Savills or Flick & Son.

Directions

From Ipswich proceed north on the A12. Follow the signs to Aldeburgh onto the A1094 and continue into Aldeburgh passing the golf club on the left. Proceed towards the town proceeding over the roundabout and head down the hill into the town. At the T Junction, turn right and proceed to the end of the road where the shingle track begins. The Old Mill will be seen on the left hand side.

209 sq m (2,258 sq ft)

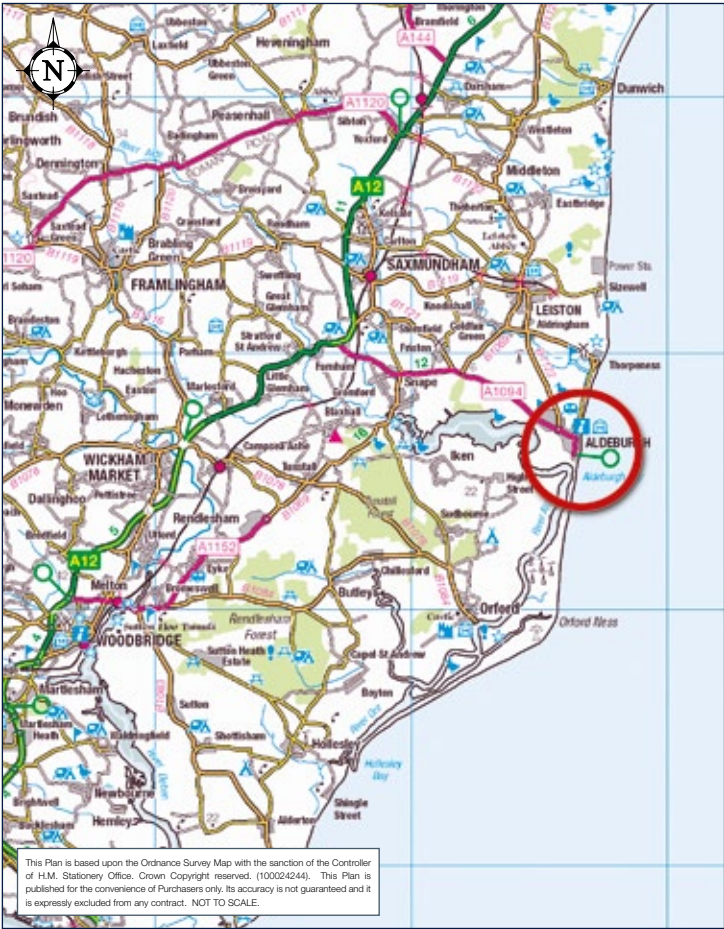
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View from the balcony