



Cobbold Villa - Freehold Guide Price: £ 1,250,000

Balfour Place | Cliff Road | Felixstowe | IP11 9RY | Plot 2



- Landmark links golf course UK residential development.
- Fantastic seaside location in Area of outstanding natural beauty.
- Eco friendly build - modern detached homes of pleasing design.



- Designed by an award winning Architect blending natural environment with overall biodiversity gain.
- Complimentary membership - Felixstowe Ferry golf club - one of the oldest clubs in England.

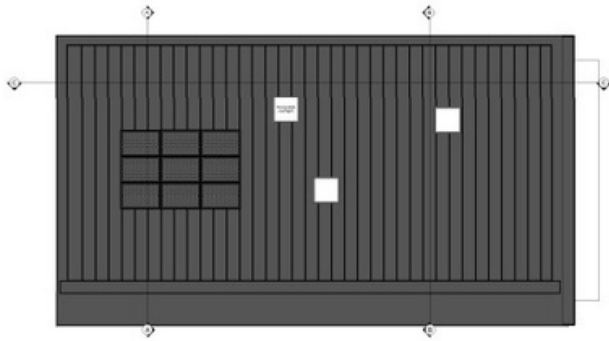
Felixstowe lies on the popular East coast of Suffolk. It is fast becoming the next sought after coastal location with it's easy access to the A12 and A14.

Balfour Place is a prestigious development of five unique architectural designed homes with an unrivalled specification and modern finishes mixed with contemporary design, situated on Cliff Road with sea views over an historic golf course, set in an Area of Outstanding Natural Beauty and all just 1 ½ hours by train to London Liverpool Street via Ipswich.

Fine & Country are presenting an opportunity to work with the award winning Architect Wincer Kievenaar to complete the interior design of your new home on the Felixstowe Ferry Golf Club. Founded in 1880, it is one of the oldest Golf Clubs in England. With views across the Deben Estuary, each of the houses is exclusively named after an important figure in the golf club's history. These stunning properties are further enhanced with generous ceiling heights, sea views extending out to protected balconies will leave you breathless. The detailing is robust for its context and sustainability integral to the home's concept in their orientation, thermal mass and construction technology.

Members facilities include the 18 hole Martello course, the 9 hole full length Kingsfleet course, indoor and outdoor practice facilities, Clubhouse and changing facilities and buyers of these prestigious homes, will have two full memberships of the Club for two years. Plus two years complimentary membership for two Juniors (under 14) of the 9-hole Kingsfleet course.

The houses will be surrounded by natural shrub planting along the edges of the golf course and utilise a mixture of plants against the roadside frontages.



3 Roof Plan
Scale: 1:100



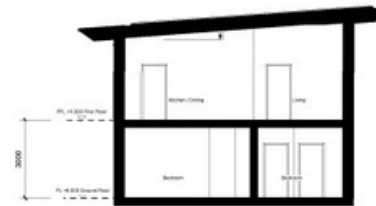
2 First Floor Plan
Scale: 1:100



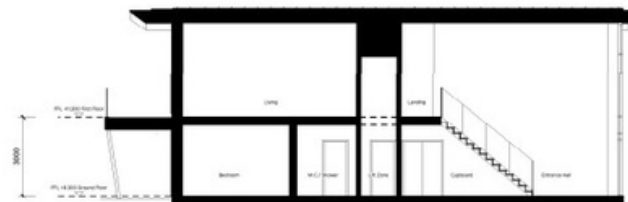
1 Ground Floor Plan
Scale: 1:100



A Proposed Section
Scale: 1:100



B Proposed Section
Scale: 1:100



C Proposed Section
Scale: 1:100

BEDROOM 1
7.28m x 4.83m 23' 11" x 15' 10"

BEDROOM 3
4.60m x 3.22m 15' 10" x 10' 7"

GARAGE
5.89m x 5.87m 19' 4" x 19' 3"

LIVING ROOM
7.00m x 3.25m 22' 11" x 10' 8"

KITCHEN/DINING ROOM
10.00m x 4.93m 32' 11" x 16' 2"

BEDROOM 2
4.36m x 3.51m 14' 4" x 11' 6"

Gross Internal Area (GIA)

Ground 94.1 sq.m
First 119.3 sq.m

Total 213.4 sq.m
(excludes Balconies and Garage)

GROUND FLOOR

1,501 sqft

FEATURES

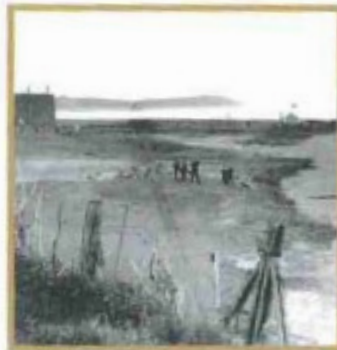
Double height entrance hall / Double integral garage with electric roller shutter door Utility room /Two double bedrooms both with en-suite facilities Infrastructure included for future platform lift / Access to rear patio and garden.

FIRST FLOOR

1,173 sqft

FEATURES

Open plan kitchen/diner/lounge with access to balcony and magnificent views
Fully fitted modern kitchen with large island unit / Separate pantry
Separate WC / Double bedroom with en-suite facilities / Under floor heating throughout.



THE HISTORY

Between the wars golf practically ceased at the Club.

JD Cobbold and a small group of enthusiasts employed Colt, MacKenzie and Allison to rebuild the course and extend to 18 holes.

COBBOLD VILLA



- Stunning 3 bedroom detached home.
- Amazing dual aspect panoramic views towards the River Deben and the North Sea from the first floor balcony.
- Exclusive private driveway with ample parking and garaging for 2 cars.

A superb architect designed two storey house of 2,674 square feet with stunning elevated coastal views across the golf course and to the Deben Estuary and Bawdsey .

The accommodation offers variable family space which comprises 3 double bedrooms, all with en-suits, an open plan lounge/ dining room/kitchen with pantry and utility room. A magnificent balcony at the first floor level giving unrivalled views.

The exterior of the house has a very low maintenance finish including high specification aluminium framed and powder coated double glazing

WHERE TO FIND US

Balfour Place is situated on Cliff Road in Felixstowe adjacent to Felixstowe Ferry Golf Club.

Directions: From Ipswich take the A14 towards Felixstowe. At the Dock Spur roundabout go straight across. Go straight across the second roundabout and at the third roundabout turn right into Beatrice Avenue. Turn left at the Orwell Hotel roundabout and follow the road along which leads into Cliff Road. Follow that road until you see the Golf Club and the development on the right.

BALFOUR PLACE SITE MAP



Viewing strictly by prior appointment through the vendors
sole agent -

Fine & Country Woodbridge office - 01394 446007

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