



EH

EXQUISITE
HOME

COASTAL CHARM

Perched atop a cliff in the hamlet of Easton Bavents just a couple of miles up the coast from Southwold is this stunning detached house which has been improved considerably by the present owners. With four reception rooms, three bathrooms and five bedrooms, it has a versatile interior with plenty of space. The garden is lovely and benefits from a converted garage and an outdoor dining space. With unparalleled sea views, a peaceful location and a beautiful interior, it would make the perfect holiday home or family home.



Standing on a private road on a generous plot is this handsome detached house built in 1933 with an extension dating back to around 2010. The present owners bought it as a holiday home in 2014 attracted by its stunning location and light-filled interior. Outstanding views over the heaths leading down to Southwold and the sea take the eye the minute one approaches this remarkable property. The hamlet has its own beach, a gentle sweep of golden sand backed by sandstone and heath. The space at the front of the house is shingled with a hedge sheltering it from the sea breezes. The windows along the sea-facing side of the property are made from specially toughened glass to protect against the wind but maximise the views.

The front door leads into a glass porch with red quarry tiles where sunlight pours in through the windows. This is a room in itself, the ideal place to sit and enjoy the ever-changing views over a coffee. The porch leads into the lovely light hallway floored with the striking clay tiles which are a feature of most of the ground floor. The owners chose a seaside palette of colours, painting the house in pale blues and yellows, mirroring the sand and skies outside the windows. Making the most of the large rooms and the natural light pouring in through the windows, the lovely breakfast room has a brick fireplace as its focal point, white painted floorboards, a bay window and an integral window seat where a person can sit and dream the day away. The open plan kitchen flows directly from the breakfast room, cleverly designed to fit into the space. A side door gives access to the garden and the cream units and solid wooden worktops, plus the ample storage makes this a wonderful place to cook. There is an integrated electric oven and electric hob, dishwasher and fridge plus a breakfast bar opening the space out to the entire room, ideal for family dining and parties. The utility room has further useful storage as well as plumbing for a washing machine.



Within the Sound of the Sea

A small lobby between the kitchen and conservatory gives space to hang coats and store shoes and boots. The useful downstairs shower room is floored in attractive clay tiles. The beautiful conservatory with built-in wooden seating benefits from huge amounts of light and a lovely view out over the garden. The stunning sitting room has a large original brick fireplace with a brick hearth and wood burner, dominated by a large window looking out to the remarkable landscape outside. This is a wonderful place to sit in winter with the fire blazing and the sea hurling breakers on to the beach below. The large dual aspect dining room flows naturally from the sitting room giving extra space for more formal dining. The ground floor accommodation is completed by the three-piece bathroom painted in a deep sea blue with a large bath, ideal for a soak after a long day on the beach or a tramp over the dunes.

The staircase rises up to the generous landing from which radiate five bedrooms and a family bathroom. Up here, the owners have chosen a pale blue paint, mirroring the huge Suffolk skies outside, with crisp white painted wooden doors. The bedrooms are a mix of double and single, two with an original fireplace, and one of the single ones could easily be repurposed as a home office if



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desired. All enjoy delightful views over the sea and heathland, down the coast to neighbouring Southwold where the lighthouse flashes its warning out across the sea and the pier juts out into the waves. The three-piece family bathroom has a shower and natural light pours in through the Velux window. In the loft space is a small room with wooden ceiling trusses and an oriel window, an ideal playroom or extra nook for reading.

Pretty Garden with Added Value

The back garden is mainly laid to lawn with a raised decking area by the nautical rope fence where the owners relax on sun loungers and enjoy the sights and sounds of the sea. Sedge grass waves all around and wisely, no attempt has been made to disguise the fact that this is a beautiful open space atop a cliff. Tall purple foxgloves wave in the sea breezes, there is a large planter filled with colourful shrubs and perennials and colourful hanging baskets. The family who constructed this house built a fish smokery in the garden which has now been converted into an outside dining room. On cold days it's cosy and on hot days, it's cool, the ideal place for fun meals and socialising, and much-loved by the owners. They also rebuilt the original garage to the same footprint in 2020, using the upper part as a mini gym and the lower part as a shed and workshop. With the correct planning permission in place, it may be possible to convert this into a holiday let or Airbnb, a selling point being that this is surely one of the most unusual locations in the country.

This beautiful home in a stunning seaside location would make the ideal holiday home or let, but would work equally well as a spacious family home. There are plenty of shops, schools and amenities nearby and it is within easy reach of the A12 and the railway line into Ipswich. Anchored in the very essence of Suffolk, this is a rare opportunity to acquire what is surely one of the county's most beautiful and unique properties.

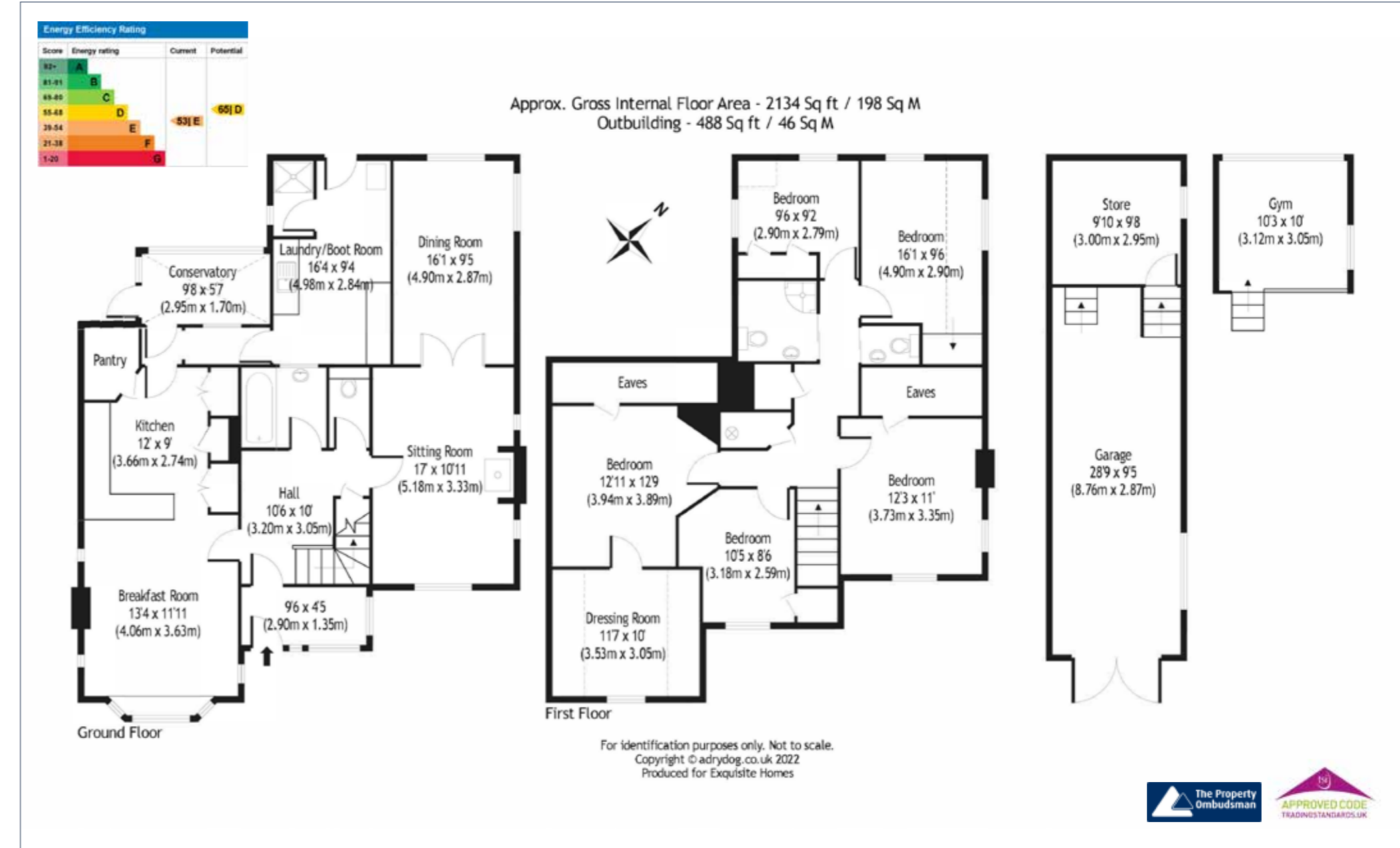
LOCATION

The Suffolk Coast and Heaths AONB in East Suffolk is bewitching with open heathland, vast amounts of wildlife and the stretch of beach and resorts known as the Heritage Coast. It takes in the seaside towns of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh as well as the RSPB Minsmere Nature Reserve. It has a huge amount to offer with woodland, beaches, heathland, the salty tang of the North Sea and the cries of seabirds circling overhead.

A popular holiday destination for many years, it has also become sought-after for those moving out of the city and seeking a better work life balance. Well connected, with the A12 running north to Lowestoft and south to London via Colchester and Chelmsford, it also offers regular, fast services into Ipswich and thence to London Liverpool Street, making it an ideal place to live for those who need to commute. The towns of Leiston and Halesworth offer a wide range of amenities and there are any number of attractions to visit including Southwold itself with its pier, lighthouse and multi-coloured beach huts, Aldeburgh with the famous Maggi Hambling sculpture on the beach and quirky Thorpeness with its Mere and mock Tudor buildings.

Unparalleled Sea Views

Just under two miles north of Southwold and with unbeatable views down the coast is the hamlet of Easton Bavents. In the seventeenth century, it was the most easterly ecclesiastical parish in England. It was a successful fishing village until the end of the nineteenth century and witnessed the Battle of Sole Bay raging on the waves in 1672, one of the key marine engagements of the Third Anglo-Dutch War. These days, it is a peaceful and beautiful place perched atop the cliffs looking out over the ever changing waters of the North Sea.



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