



EH
**EXQUISITE
HOME**

COASTAL CHARM

The northern tip of Suffolk near the border with Norfolk is a beautiful place. With the stunning Heritage coastline, the North Sea crashing upon the shore, the cliffs and the open countryside beyond, this part of the county is a well-kept secret. The Suffolk Coast and Heaths AONB runs north of Felixstowe all the way up to Kessingland and the area is rich in wildlife and natural beauty. Transport links are good with the A12 running south to Ipswich, Colchester, Chelmsford and London and the A143 heading west inland via Bungay and Diss. Regular trains run to Ipswich and thence into London Liverpool Street, making this idyllic part of Suffolk ideal for those who have to commute into work.

The area where the village of Kessingland now stands has been inhabited since Palaeolithic times. The rich fishing grounds brought early people here and it is mentioned in the Domesday Book of 1086. Kessingland is England's most easterly village. Just six miles south of the bustling seaside town of Lowestoft, it has all the usual amenities on the doorstep with shops, schools, restaurants, cafes and leisure activities to be found in its larger neighbour to the north. Kessingland is the home of Africa Alive, a popular African-themed zoo and a holiday park, adding to its vibrant atmosphere. It has a tea room, pub, children's playground, shop, petrol station and a fish and chip shop. The parish church is Grade I listed and medieval in origin.





Within The Sound Of The Sea

On the cliff looking over the beach and the vast shifting expanse of the North Sea is this stunning semi-detached late Victorian house arranged over three floors. Built in 1901, on the cusp of the end of Victoria's reign and the beginning of Edward VII's, it has retained much of its period charm largely due to the efforts of the owner who bought it ten years ago and who has restored it back to its former glory. Since moving in, he has completely restored and redecorated its interior, sourcing original fireplaces and picture rails and using paint colours typical of the period to create the versatile and flexible family home that it is today. It is a five minute walk down to the beach from the front door, which is reached via a path running from the track at the front. To the right is the double garage with power and light and a driveway which can accommodate up to three cars. The original front door with its attractive coloured glass panels leads into the spacious and light filled hall with a useful cupboard under the stairs. To the right is the delightful living room with its large bay window, cornicing, picture rails, open fireplace and stunning sea views. The fireplaces throughout the house have been restored and the chimneys cleaned and, if desired, they could be used once more. This room is the perfect family space with more than enough room for all-age activities. Next door, the charming dual aspect dining room also has an original fireplace plus a wooden floor and with its spacious dimensions, it is the ideal place for socialising and entertaining. To the rear of the entrance hallway is the cosy snug next door to the kitchen. A versatile room, it would make the ideal playroom or homework room for a young family. The owner has restored the original call buttons for the servants which now work in the living room and principal bedroom. It is thought that the snug was originally used as the servants' sitting room.

The kitchen, with its pale wood cabinets, double integrated electric oven, induction hob and integrated dishwasher is a smart and contemporary space. If desired, and with the correct planning permission in place, it may be possible to extend it out to the snug next door to create a larger kitchen/breakfast room. The land on which the house is built slopes gently away down the garden and a previous owner added in an extension to the rear which very greatly adds to the interior space and flexibility. The west-facing garden room with skylight and the study with

skylight both have balconies and would make an ideal boot room or home office. The ground floor accommodation is completed by a smart, contemporary shower room and the utility room with a second sink and plumbing for a washing machine.



Beautifully Restored



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Unparalleled Sea Views

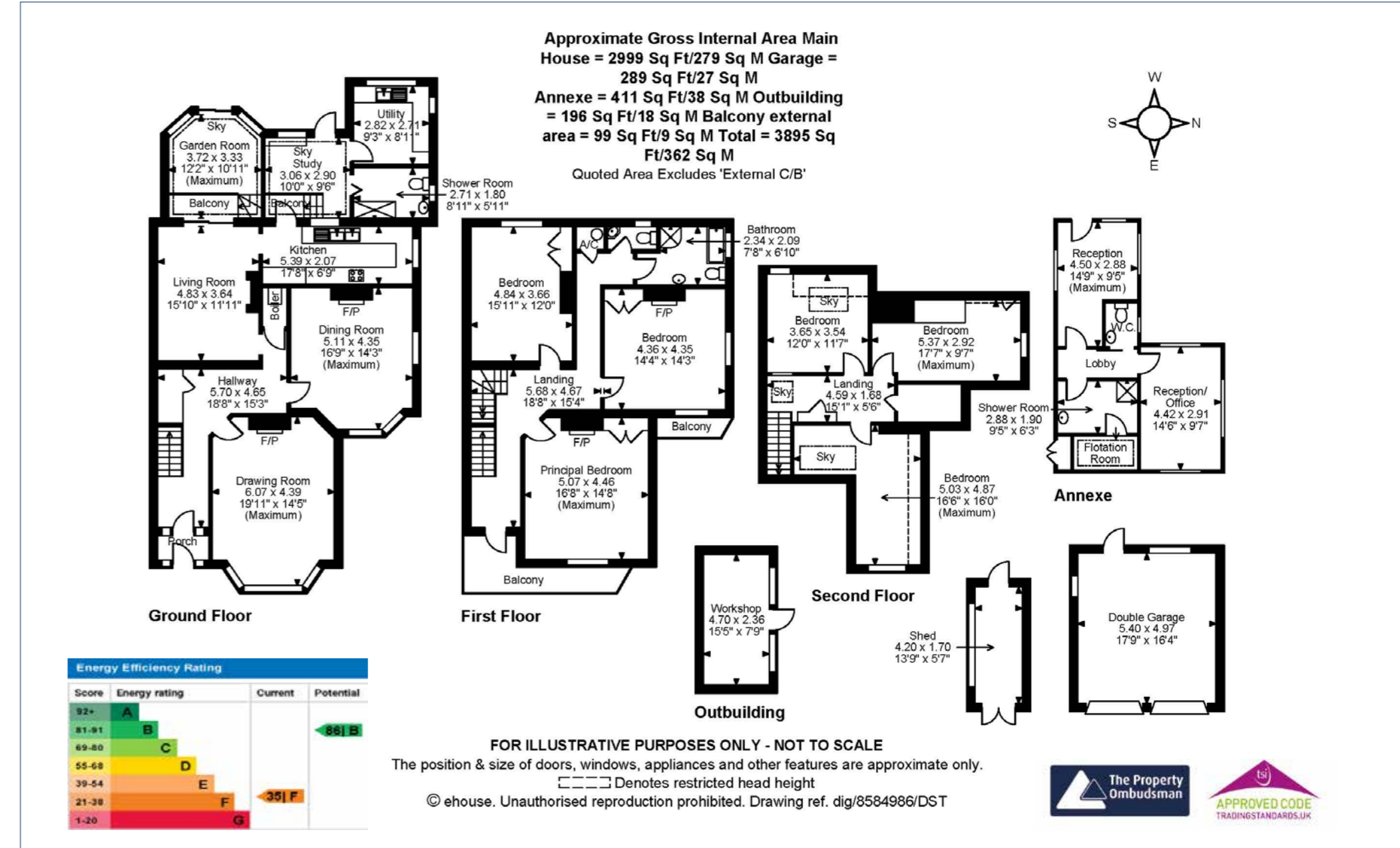
The wooden staircase leads up to the generous L-shaped landing from which radiate three bedrooms and the family bathroom. The principal bedroom at the front has a balcony with stunning sea views, built in wardrobes in elegant blonde wood, a fireplace and plenty of space. The dual aspect second bedroom also benefits from a fitted wardrobe, fireplace and balcony while the third bedroom, the ideal size for a child's bedroom or nursery, also has a fitted wardrobe. The four piece family bathroom has a bath and walk in shower and is decorated in a crisp, contemporary style and there is a cloakroom next door. The staircase rises to the second floor where there are two double bedrooms with skylights through which natural light pours and a further bedroom, L-shaped with a lovely and unusual semi-circular window with unparalleled views out over the sea.



LOCATION

The rear garden is mainly laid to lawn with a greenhouse, two pear trees, an apple, a cherry and a number of other mature trees and shrubs. There is a herringbone brick paved seating area and a workshop. In addition, there is an annexe which was used by the previous owner as a clinic and treatment room. With its triple aspect reception room, cloakroom, shower room, triple aspect office and former flotation tank room, with the correct planning permission in place, it could easily be converted into a granny annexe or Airbnb.

The neighbours are friendly and the setting overlooking the sea is simply stunning. Ideal for dog walking, paddling or even cold water swimming, Kessingland's position on the north tip of the county is unique. This delightful period home, lovingly restored, has all the benefits of a flexible and versatile interior, easy to manage garden, potential for a second income stream and the most incredible location. With good transport links and all the amenities of Lowestoft just a short drive away, this is a remarkable opportunity to live with a piece of England's past which has been sympathetically improved and modernised into a contemporary and comfortable family home.



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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk