

*A picturesque period cottage, ideal as a second home or holiday let, located within the village of Friston, 4 miles from Aldeburgh.*

Guide Price  
£269,500 Freehold  
Ref: P7227/C

3 Church Cottages  
Church Path  
Friston  
Suffolk  
IP17 1PX



Open plan kitchen/sitting/dining room.  
Bedroom with en-suite bathroom.  
Summerhouse with scope to be converted into guest accommodation/studio.  
50' x 30' garden.

Contact Us



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## Location

3 Church Cottages is well located for access to the Heritage Coast at the popular villages of Southwold, Walberswick, Dunwich and Thorpeness, and also popular nature reserves such as Minsmere, located just to the north of Westleton. The nearby town of Saxmundham provides a range of day-to-day facilities including two supermarkets, a high street with a variety of shops, and a train station with access to London via Ipswich. The village of Snape, only 2 miles to the south, lies at the head of the River Alde and close to Snape Maltings, home to the famous Aldeburgh Music Festival. The popular coastal town of Aldeburgh is 2 miles to the east and is centrally positioned on the Suffolk Heritage Coastline offering an excellent range of restaurants, pubs, shops and a cinema. The town also offers fantastic recreational facilities including sailing, fishing and an exceptional golf course. 7 miles to the south-east lies the pretty village of Orford, where there is sailing on the River Ore, together with good pubs, shops and coffee shops, and also a 12th century castle.

## Description

3 Church Cottages is a beautifully restored, reed thatched, seventeenth century, Grade II listed, cottage. The dwelling was fully restored ten years ago, including rewiring and plumbing. Internally, the property retains a wealth of period features, including exposed oak frame beams and original brick and oak boarded flooring. As well as a highly impressive bespoke kitchen with sitting and dining area, there is a first floor double bedroom and beautifully fitted bathroom.

Please note that the property has been a successful holiday let. Best of Suffolk dealt with the management of this and it is understood they would be pleased to talk to interested parties about assisting with ongoing lets.

## The Accommodation

### *The Cottage*

### Ground Floor

#### *Open Plan Kitchen/Sitting/Dining Room* 17' x 13'1 (5.18m x 3.99m)

Beautiful, heavily beamed, dual-aspect room offering views over the gardens and church beyond. Impressive deep brick inglenook fireplace with timber bressummer beam housing a wood burning stove. Original brick flooring. Storage cupboard to one side of the fireplace with plumbing for washing machine and space above for tumble dryer. Hand-built kitchen by Vale Designs with a range of wall and base units with granite work surfaces, incorporating a two-bowl stainless steel sink unit, Neff four-ring induction hob/oven, integrated Neff slimline dishwasher and integrated Neff fridge with freezer compartment.









Stairs lead up to the

### **First Floor**

*Bedroom* 13'4 x 9'8 (4.06m x 2.95m)

A spacious double bedroom with original fireplace (not in use) and oak flooring. West facing window.





A door opens to an

*En-suite Bathroom*

East facing window overlooking the garden. Modern bathroom suite with tumbled limestone floor with underfloor heating and exposed beams. Freestanding bath with separate showerhead attachment, WC, Neptune countertop washstand, heated towel rail and storage cupboard housing electric boiler.

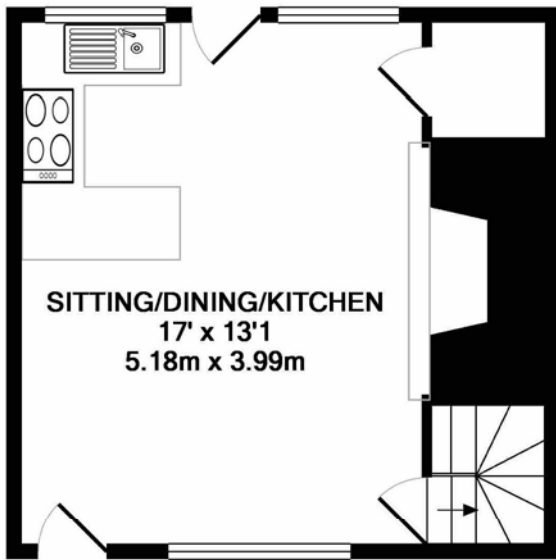




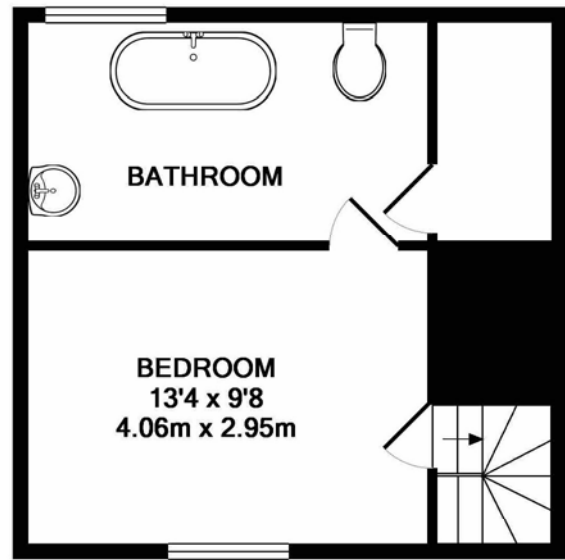
## Outside

Whilst the main access is from the rear of the property, it is understood there are right of ways over the front and rear pathways over the adjacent cottages from the church and village hall car parking area. The garden lies to the east side of the cottage and is enclosed by low-level redbrick walling and established hedging. It features a patio enjoying the morning sun. The remaining garden is laid to lawn. There is a paved pathway leading to the summerhouse which has services laid. It is understood there was previously consent to convert this into a garden room with adjoining cloakroom for further accommodation/holiday let accommodation. There is a bin area screened from the garden behind woven willow fencing. The rear garden measures approximately 50' x 35'.





GROUND FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 269 SQ.FT.  
(25.0 SQ.M.)

**Indicative only**

TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.7 SQ.M.)

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Electric fired central heating.

*EPC* = E (copy available from the agents)

*Council Tax* Believed to be Band C; £1,760.97 payable per annum 2023/2024

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. All of 3 Church Cottages' garden lies to the east. The western boundary is flush against the cottage itself with the garden beyond being owned by the adjacent cottages. 3 Church Cottages has a pedestrian right of way to both the front and rear of the adjacent cottage. The adjacent cottage, No. 4, has a right of way through the garden of 3 Church Cottages, albeit this has not been used in recent times (there is no doorway into number 4 from the eastern side of the cottage) with the owners of No. 4 accessing their property from the western side.

4. Please note that there is a proposed electrical substation to be built on the outskirts of the village of Friston. Whilst the agents do not believe that this will have an impact upon the cottage itself, further information can be found at [www.scottishpowerrenewables.com](http://www.scottishpowerrenewables.com).

5. Some of the photographs used in the particulars date from the time the property was being used a holiday lets.

*November 2023*

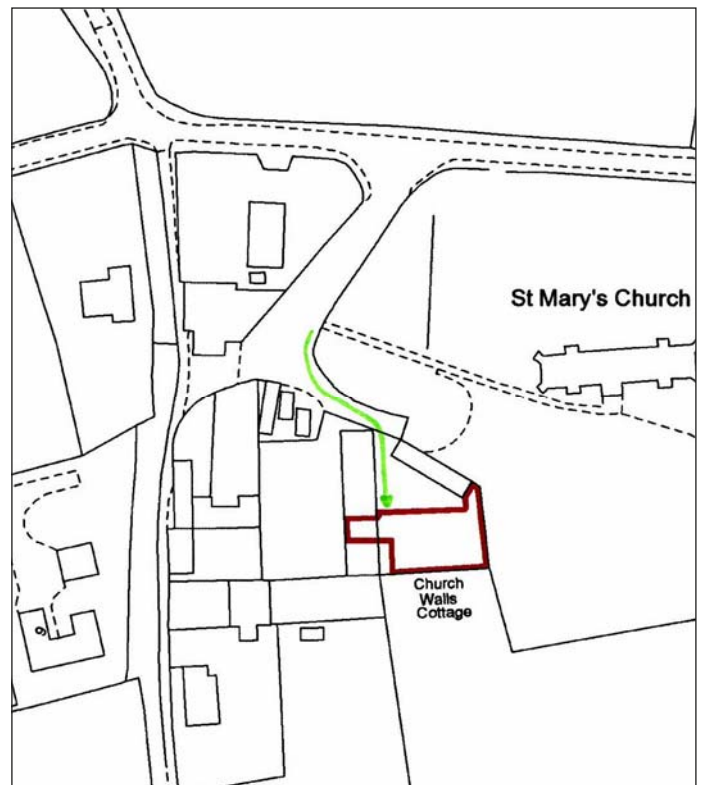





**Directions**

From the A12, turn right towards Snape and Aldeburgh on the A1094. Having passed through Snape, take the next left towards Friston. Proceed into the village and at the T-junction turn left onto the B1121. Take the next right on to Church Lane and just before St Mary's Church turn right where there is on-road parking. Having parked, proceed to the rear of 1 & 2 Church Cottages and walk along the path to 3 Church Cottages.

What3Words location: ///glows.venturing.aliens



 = Main route to property



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