

*An extended, three-bedroom, redbrick, semi-detached, period cottage with one-bedroom annexe, located on the outskirts of the village of Campsea Ashe, a short drive from Framlingham & the Heritage Coast.*

Guide Price  
£465,000 Freehold  
Ref: P7270/B

Kiniken House  
Mill Lane  
Campsea Ashe  
Woodbridge  
Suffolk IP13 0PL



Entrance hall, 22'0 sitting room, office/snug, dining room, kitchen/breakfast room, utility room and downstairs shower room.  
Principal bedroom with en-suite bathroom.  
Two further good-sized bedrooms and family bathroom.  
Two attic rooms.  
Detached double garage with annexe accommodation.  
Enclosed gardens to front, side and rear.

Contact Us



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## Location

Kiniken House is located in the village of Campsea Ashe, which benefits from a popular dining pub, village hall, church, recreation ground, shop and saleroom. There is also a railway station (known as Wickham Market Train Station), which houses an impressive community café. Railway services run northwards to Lowestoft and southwards to Ipswich, where there are connecting trains to London's Liverpool Street station. The nearby village of Wickham Market offers a range of local businesses and shops, including a Co-operative supermarket, an award winning butchers, restaurants, a health centre, library and primary school. From here, there are regular bus services to Woodbridge and on to Ipswich. Campsea Ashe is within the Thomas Mills High School catchment area for secondary schooling. The property is conveniently positioned for Suffolk's Heritage Coast and the popular market town of Woodbridge, which is just 8 miles to the south-east. Snape Maltings, with its world famous concert hall, is just over 4 miles away. Aldeburgh, with its sailing and 18 hole golf course, is approximately 10 miles. The pretty riverside village of Orford is approximately 7.5 miles. The forests and heaths at Rendlesham and Tunstall are nearby, with Minsmere RSPB reserve just a 30 minute drive.

## Description

Kiniken House is a charming, extended, redbrick period cottage that offers well laid out and generous accommodation over three storeys, comprising entrance hall, dual-aspect sitting room with wood burning stove, dining room, snug/office, large kitchen/breakfast room with four-oven electric Aga, separate utility room, ground floor shower room, first floor principal bedroom with en-suite shower room and walk-in dressing room, two further good-sized bedrooms, a family bathroom, and two second floor attic rooms that could be used as an occasional bedroom/games room/office. The rooms are connected with stripped pine doors throughout.

The property sits on a generously-sized plot with enclosed gardens to the front and side, and a paved terrace to the rear. The garden is mainly laid to lawn with established shrub borders and hedging. There is off-road parking to the front and double gates to the side that lead to further parking spaces within the garden. There is a detached double garage with an annexe above that comprises a bedroom/sitting room with kitchen area, and a shower room on the ground floor. This has been successfully used as an Airbnb during recent years. The majority of the windows are UPVC double-glazed throughout, and there is oil-fired central heating.

## The Accommodation

### *The House*

### Ground Floor

To the front of the property is a **storm porch** with a front door opening into the

### *Entrance Hall*

Stairs that rise to first floor landing, with an understairs storage area. Wall-mounted radiator and recessed ceiling lights. Doors open to the sitting room, shower room and

### *Dining Room* 12'3 x 10'9 (3.73m x 3.28m)

Feature fireplace with brick and tiled hearth and ornate surround. Exposed floorboards. Partially glazed door to kitchen/breakfast room. This rooms opens into the

### *Office/Snug* 13'3 x 12'5 (4.04m x 3.78m)

Sash windows to front, wall-mounted radiator, and brick fireplace with ornate surround and mantel over. Selection of bookshelves.





### *Shower Room*

Comprising close-coupled WC, pedestal hand wash basin and wall-mounted radiator. Built-in double shower in panelled surround with mains-fed drencher shower over and handheld attachment. Built-in cupboard housing water cylinder, water softener and slatted shelving.

### *Sitting Room* 22'8 x 13'0 (6.91m x 3.96m)

Sash windows to front and window to side. French doors that open out to the garden. Redbrick feature fireplace with wood burning stove and oak bressummer over. Wall-mounted lighting and radiator. A door opens to the



### *Kitchen/Breakfast Room* 25'9 x 11'4 (7.85m x 3.45m)

Windows to rear. A set of French doors opening to a paved terrace to the rear of the property, benefitting from rural views. A further set of French doors to the side of the property, overlooking the garden. Slate flooring, wall-mounted radiators and recessed lighting. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer ceramic sink unit with mixer tap over, water softener and tiled splashback. Space and plumbing for dishwasher. Four-oven electric Aga with tiled splashback and high-level oven to side. Wine store and plate rack. Over-counter lighting. A door opens to the



*Utility Room*

A spacious room with window to rear and one and a half bowl sink unit with cupboard under, mixer tap over and tiled splashback. Space and plumbing for washing machine and tumble dryer. Floor-mounted oil-fired Thermecon boiler. Shelving and ample space for appliances. Small access to loft.

The stairs in the entrance hall rise to the

**First Floor**

*Landing*

Window to front and wall-mounted radiator. Doors off to the bedrooms and family bathroom.

*Bedroom One* 16'0 x 12'10 (4.88m x 3.91m)

A dual-aspect room with windows to front and side. A good-sized room with wall-mounted radiator and lighting. Doors open to the en-suite bathroom and





### *Dressing Room*

Window to rear. Hanging rails and shoe racks.

### *En-Suite Bathroom*

Window to rear. Panelled bath in tiled surround with ornate mixer tap over, shower attachment and shelf above. Close-coupled WC and pedestal hand wash basin with tiled splashback. Extractor fan and heated chrome towel radiator.

### *Bedroom Two* 13'4 x 12'6 (4.06m x 3.81m)

A further double bedroom with window to front. Wall-mounted radiator. Three built-in cupboards with hanging rail and shelving.

### *Bedroom Three* 11'0 x 11'0 (3.35m x 3.35m)

A further double bedroom with window to rear. Ornate cast iron fireplace with painted surround and mantel over. Built-in wardrobe with hanging rail and shelf above. Built-in bookcase.

### *Family Bathroom*

Window to rear. Panelled bath with taps over and tiled surround with shelf above. Close-coupled WC, bidet and pedestal hand wash basin with tiled splashback. Built-in corner shelving unit. Wall-mounted radiator.



From the landing, stairs rise to the

## **Second Floor**

### *Attic Room One* 20'0 x 18'4 (6.10m x 5.59m)

A large space with vaulted ceilings and skylight to rear. Recessed lighting and wall-mounted radiator. Access to small loft. This room would make a perfect additional bedroom or games room. A door opens to

### *Attic Room Two* 13'0 x 12'0 (3.96m x 3.66m)

A smaller room with skylight to rear and wall-mounted radiator.

## The Annexe

To the side of the property is a **detached double garage** that has had its roof converted to a one-bedroom annexe. This has proven to be a successful Airbnb.

A door to the side of the building opens to the

### *Entrance Hall*

Wall-mounted radiator, laminate flooring and door to

### *Ground Floor Shower Room*

Window to rear with obscured glazing. Quadrant shower cubical with electric shower over, pedestal hand wash basin with mixer tap over and tiled splashback, close-coupled WC, heated towel radiator, recessed lighting, shaver point and extractor fan. Above the basin are a glass shelf and mirror.

The stairs in the entrance hall rise to the

### *First Floor Annexe 21'0 x 14'7 (6.40m x 4.44m)*

Two Velux windows to the rear and a gable-end window to side. There is a **kitchenette area** with low-level wall units with rolltop work surface incorporating a stainless single-drainer sink unit with taps above and tiled splashback. Shelving above. Space for fridge. A step leads up into the open plan **sitting/dining/bedroom**. Wall-mounted radiators and track lighting.



## Outside

A lay-by to the front of the property provides parking for two vehicles. From here, a gate opens to a path that leads to the front door. The front garden is enclosed by low-level fencing and hedging. This area is mainly laid to lawn with established borders. A pathway leads around the property and through a gate to the rear paved terrace, which benefits from rural views to the rear. Here there is an outside tap and outside lighting. Timber panel work encloses the oil tank.

The main part of the garden to the side of the property, which is mainly laid to lawn with close boarded fencing to the rear and a large pair of double gates that allow access to and from the highway, thereby allowing for parking for a number of vehicles if needs be. There are established flower borders within the garden, along with shrubs and trees. In the middle of the garden is a pond with decking and a pergola over.



# Kiniken House, Campsea Ashe

Approximate Gross Internal Area = 232.9 sq m / 2507 sq ft

Outbuilding = 64.3 sq m / 692 sq ft

Total = 297.2 sq m / 3199 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity.

**Drainage** Private drainage system (please note that whilst it is believed that the septic tank has worked in a satisfactory manner for many decades, it is unlikely to comply with the 2020 regulations and a buyer should budget to install a new sewage treatment plant. This has been taken into account in the guide price).

**EPC Rating** D (full report available from the agent).

**Council Tax** Band D; £1,978.73 payable per annum 2023/2024.

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

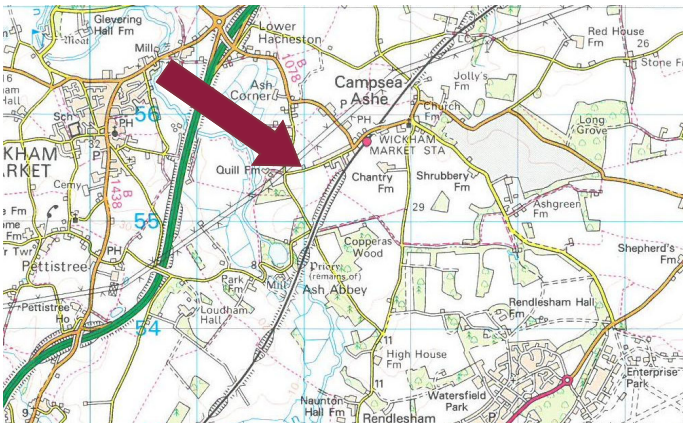
## NOTES

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.

February 2024





## Directions

Heading to Campsea Ash from the direction of Wickham Market, proceed through the village, passing Clarke and Simpson's Auction Centre on the left hand side. Upon reaching the sharp left hand bend, take the right hand turning onto Mill Lane. Continue along this road to the edge of the village and Kiniken House will be found on the right hand side.

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