



ICONIC HOUSE WITH SPECTACULAR SEA VIEWS

2 West Bar, Thorpeness, Suffolk, IP16 4NF

Freehold





5 bedrooms • 2 Bathrooms & 2 cloakrooms • Drawing room • Sitting Room • 2 Large tower rooms • Kitchen/dining room • Mature gardens • Garage

Local information

The village of Thorpeness, which is set around a boating lake known as The Meare, has developed from its Edwardian inception as a fairytale holiday village. Set on the Suffolk Heritage Coast with a shingle beach, the village lies to the north of the well served seaside town of Aldeburgh, and is just a few miles from Leiston where there is an excellent sports centre with a swimming pool. Thorpeness however also boasts its own Country Club, tennis courts, Golf Club, cafes and pub/restaurant. There is a village shop and many more amenities including galleries, a cinema, library and restaurants at nearby Aldeburgh. Saxmundham, approximately eight miles away, has a Wednesday Market, and railway station with direct access to London via Ipswich and Liverpool Street.

Attractions in this part of Suffolk include nature reserves at Minsmere and Havergate Island. There are ancient castles at Orford and Framlingham, sailing at Aldeburgh and Woodbridge and of course music at Snape—home to the internationally renowned Aldeburgh Festival.

About this property

2 West Bar is an iconic house set in the centre of the popular coastal village of Thorpeness. The house itself incorporates the former water tower for the village which has now been converted

into residential accommodation providing exceptional far reaching views in every direction. The views really are very rare overlooking the coastline both north and south towards Aldeburgh but also over the Meare boating lake, the marshes and countryside beyond. The house itself is light and bright and very spacious, the square footage measuring 4289 arranged over five floors. The property has enormous character and a wonderful mix of traditional rooms with a range of features including open fireplaces combined with the two very spacious tower rooms measuring 8.99 x 8.99m and providing fabulous views in every direction. The house also benefits from a garage and west facing garden to the rear of the house. The house is positioned remarkably well in the centre of the village overlooking the country club yet just moments' walk from the beach and also the Meare.

Tenure

Freehold

Local Authority

East Suffolk Council

Viewing

Strictly by appointment with Savills



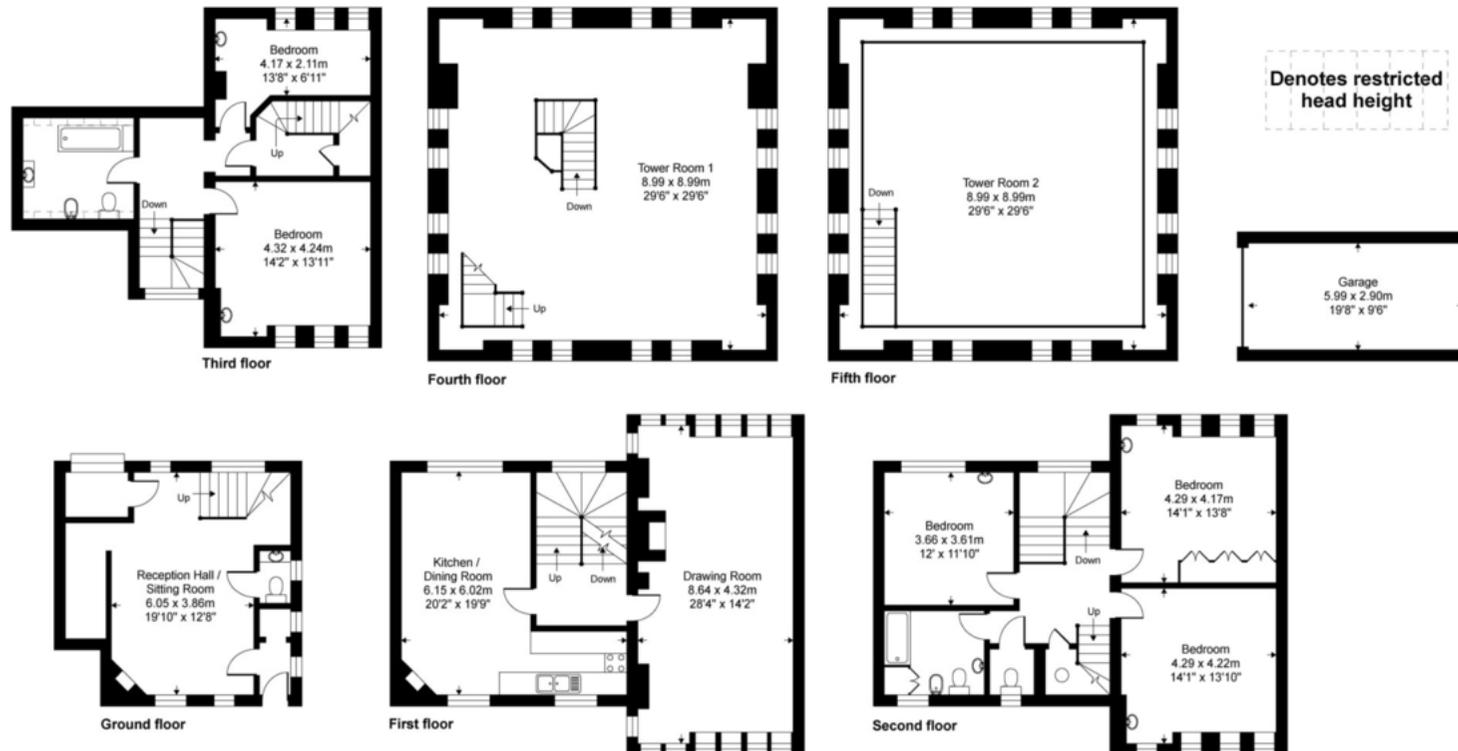




West Bar, Thorpeness, Leiston, IP16

Gross internal floor area (approx):
 398.4 sq m / 4289 sq ft (Excludes Restricted Head Height, Void & Includes Garage)

For Identification only - Not to scale
 Niche Communications



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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