



Exceptional contemporary house near the River Alde

Brackendale House, Priory Road, Snape, Saxmundham, IP17 1SD

Freehold





6 bedrooms • 6 bath/shower rooms • 3 reception rooms
• open plan kitchen/dining room • office/studio annexe
• heated swimming pool • garages • mature gardens & terrace

Local information

Brackendale House is located in the popular and attractive village of Snape, which is positioned on the River Alde flanked by beautiful marshland and is renowned for the Snape Maltings concert hall which is home to the Aldeburgh festival.

There are wonderful walks from the property down to and along the river as well as through the Sailors Path that leads to Aldeburgh. The village has a post office, shop, garage and three public houses and there are a number of varying shops affiliated within the Maltings complex. The A12 is only a short drive away and provides ready access to London which is about 90 miles from the property. Situated in the sought after Suffolk Heritage Coastline, the town of Aldeburgh is also easily accessible and provides ample facilities for sailing, golf and the fishing enthusiast.

About this property

Brackendale House is a rare and exceptional property that has been expertly designed to take advantage of its beautiful setting. The house is built of red brick under slate roofs and has been entirely renovated with great flair to create a remarkable and very special contemporary home. The accommodation now comprises a fantastically spacious, open plan kitchen/dining room which benefits from full height sliding doors out on to the terrace & swimming pool, perfect for al

fresco dining. The sitting room & studio/garden room are also accessed off the entrance hall. The eastern elevation provides a guest suite at the far end, three further bedrooms, 2 en suite shower rooms and a bathroom. A fifth bedroom and shower room are situated beyond the kitchen. The first floor offers an impressive vaulted principal bedroom with en suite bathroom and amazing balcony with free standing bath, so you can relax while enjoying the view! A covered seating area, with sliding doors out to the terrace, connects the main part of the house to changing room, office/studio annexe and garages.

Outside

The gardens have been landscaped with great care and attention and now provide something very special. The gardens are beautifully planted and well stocked with herbaceous plants, the lawns are enclosed by fencing and there is a raised terrace. The fabulous, heated swimming pool is surrounded by decking. The gardens have an abundance of herbaceous plants, shrubs & trees, a wildlife pond as well as a tremendous kitchen garden.

Services

Mains water, drainage & electricity. Ground source heat pump.

Tenure

Freehold







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Approximate Area = 4948 sq ft / 459.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîche.com 2021. Produced for Savills (UK) Limited. REF: 772943

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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