



Superbly located house just moments from the beach

1 Beacon Hill Cottages, Thorpeness, Suffolk, IP16 4PE

Freehold



3 Bedrooms • 2 Bath/Shower Rooms • Large Kitchen/
Dining Room • Sitting Room • Study • Large Mature
Garden • Spacious Barn • Ample Private Parking

Local information

1 Beacon Hill Cottages is a superbly located village house set in a highly sought after quiet position just moments from the beach. The village of Thorpeness, which is set round a boating lake known as The Meare, has developed from its Edwardian inception as a fairy tale holiday village. The house is perfectly located for a range of beautiful walks direct from the property along the coastline to the north towards Minsmere, heathland to the west and directly across the beach towards Aldeburgh to the south. 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 are 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. 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

1 Beacon Hill Cottages is an

incredibly special and very rare property in Thorpeness. It provides a wonderful combination of period character, real privacy and peace and quiet, off road parking, a spacious garden and all just moments walk form the beach. The cottages are constructed from mellow red brick with impressive exposed timbers, an open fireplace in the sitting room with a fitted wood burning stove. The kitchen/dining room is spacious and opens out to the gardens and the current owners have added a conservatory/garden room ideally located overlooking the beautiful gardens. There is a further reception room currently used as a study on the ground floor with fitted bespoke shelving and paneling. The gardens are a particular feature of the property lying in a peaceful and private position to the rear to the house. There are well planted beds and terracing that is perfect for al-fresco dining. To one side lies a spacious barn that could be used for a variey of purposes subject to the necessary consents. The house is approached off a private lane through double wooden gates onto a gravelled parking sweep fronting the barn and providing ample private parking.

Tenure

Freehold

Local Authority

East Suffolk DC

EPC rating = D

Viewing

Strictly by appointment with

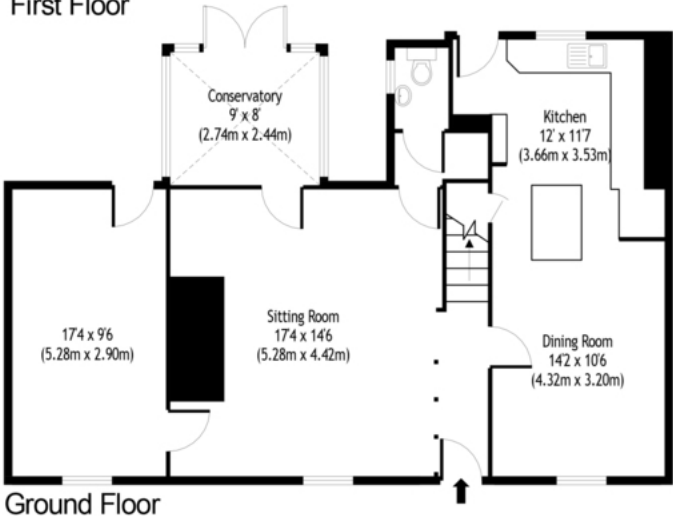
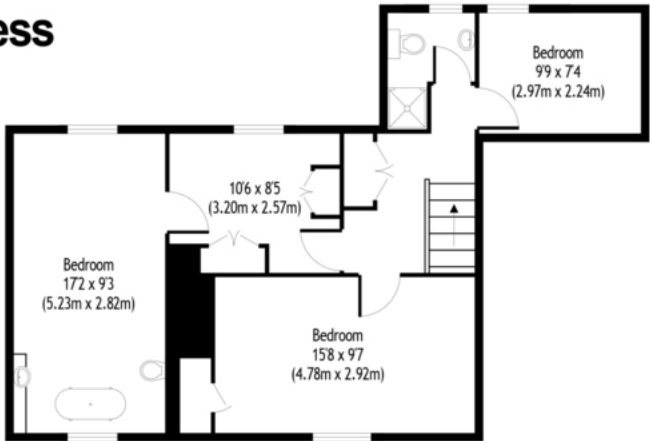
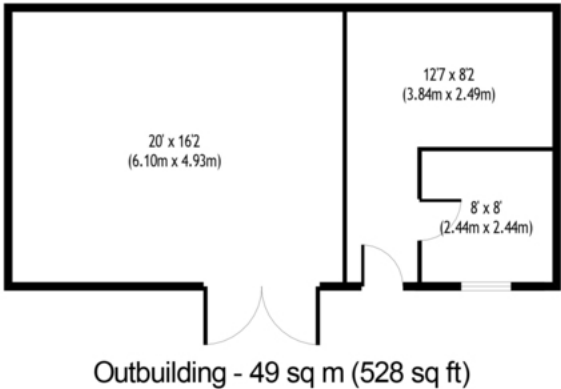





1 Beacon Hill Cottages, Thorpeness

139 sq m (1,495 sq ft)

For identification purposes only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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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