



Exceptional house & gardens in the heart of the village

Neap House, Church Road, Thorpeness, Suffolk IP16 4PJ

Freehold

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4 Bedrooms • 3 Bath/Shower Rooms • Sitting Room • Family/Dining Room • Conservatory • Kitchen/Breakfast Room • Self Contained Annexe • Mature Gardens & Ample Private Parking

Local information

Neap House is set in the heart of the village in a highly sought after position on Church Road which is a very short walk directly to the beach. 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, gym and the town has a good variety of shops and a supermarket. 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

Neap House is a particularly special property & properties such as this are very rarely available in the market in

Thorpeness. The house is constructed from red brick under pitched tiled roofs and benefits from wonderful light and bright accommodation throughout. The house has great character and has been extended and improved by the current owners. Internally the rooms are well proportioned with numerous features including an open fireplace fitted with a wood burning stove, french windows and a superb vaulted ceiling in the family/dining room. The conservatory is spacious with double doors opening to the gardens to the east. A large kitchen/breakfast room leads off the conservatory with the sitting room & family room beyond creating a largely open plan space that flows remarkably well. To one side lies a detached self-contained annexe with sitting room, shower room and bedroom. The gardens are a particular feature of the house with both east and west facing gardens on either side of the property. The gardens to the east have a wonderful range of raised beds planted with a tremendous array of mature plants. The garden to the rear of the house is also surprisingly spacious with lawns and a terrace and perfectly positioned for the evening sun. There is ample private parking & the beach is just moments walk.

Tenure

Freehold

Local Authority

East Suffolk DC

EPC rating = D





Church Road, Thorpeness, Leiston, IP16 4PJ

Approximate Area = 2207 sq ft / 205 sq m (includes annex)

Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 2251 sq ft / 209 sq m

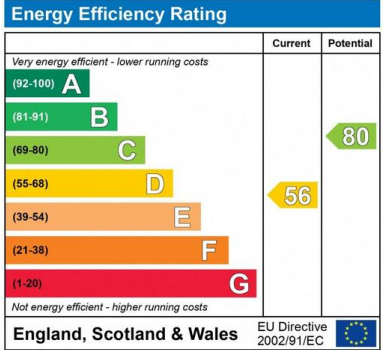
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 749236



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