



Stunning granary barn conversion with holiday cottage

Honey Pot Lodge, Aldecar Lane, Benhall, Saxmundham, Suffolk IP17 1HN

Freehold

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3 bedrooms • 3 bath/shower rooms • 2 reception rooms
• open plan kitchen/dining room • detached holiday
cottage • heated swimming pool, woodland gardens •
double car port • About 0.8 acre

Local information

Benhall Green is a small village, with its own primary school situated just a mile and a half south of Saxmundham. The nearby town provides a useful range of local shopping and commercial facilities including Waitrose & Tesco Supermarkets. There is also a doctors' surgery, veterinary practice and the Seckford Foundation run free school. Rail services run through to London Liverpool Street Station via Ipswich and the A12, which bypasses the town links to the riverside town of Woodbridge (12 miles) and beyond Ipswich to London's M25 as well as Cambridge and the Midlands (via the A14). There are a wide range of schools nearby including Framlingham College, Thomas Mills, Farlingaye & Woodbridge School. The popular Suffolk Heritage Coast lies 6.5 miles to the east with its appealing and varied coastal towns and villages, including Aldeburgh and the well renowned Snape Maltings Concert Hall.

About this property

The house is a beautiful conversion of a former granary barn. The accommodation is arranged over two floors and all finished in a contemporary design with light-filled accommodation throughout.

The open plan kitchen/breakfast room is a superb feature of the property with large sliding doors from the gardens. There is a

comprehensive range of wall mounted and base kitchen units with numerous integral appliances including twin ovens, dishwasher, fridge and freezer. The island has a breakfast bar, Quooker boiling tap and corian worksurfaces. The limestone floor continues through to the utility/hall and further benefits from underfloor heating. The playroom/study has a built-in work desk and plenty of electrical sockets along with a door to the outside terrace. A side hall leads to a plant room and on to a cloakroom. Beyond the kitchen is a lovely sitting room with large wood burner. The utility room also has fitted units and a recess for the washing machine along with an outside door.

The first-floor staircase leads onto a landing and three double bedrooms featuring vaulted ceilings, bedside reading lights and three well-fitted bath/shower rooms. The principal bedroom has a superb balcony overlooking the gardens and woodland.

The holiday cottage is located at the end of the drive and comprises a large open room on the ground floor with engineered oak flooring, corner kitchen units and a snug area with wood burner. A staircase leads to a double bedroom with stand alone bath and ensuite shower room.



OUTSIDE

The drive leads past the neighbouring farmhouse and to a parking area to the side of the cottage and to the double car port. A gateway set in woven willow fencing leads onto a fully paved swimming pool terrace with delightful summerhouse to one side and an external shower. There is a further sheltered barbecue area with flower beds and beyond are areas of lawn with a pool house/store shed to one side which houses the swimming pool equipment (pool heated via an air source heat pump) and a delightful wooded garden area beyond with further store shed.

SERVICES

Mains electricity, drainage and water, Oil fired central heating, air source heating for the pool. PV solar panels.

Tenure

Freehold

Local Authority

East Suffolk District Council -
Council Tax band F

Viewing

Strictly by appointment with
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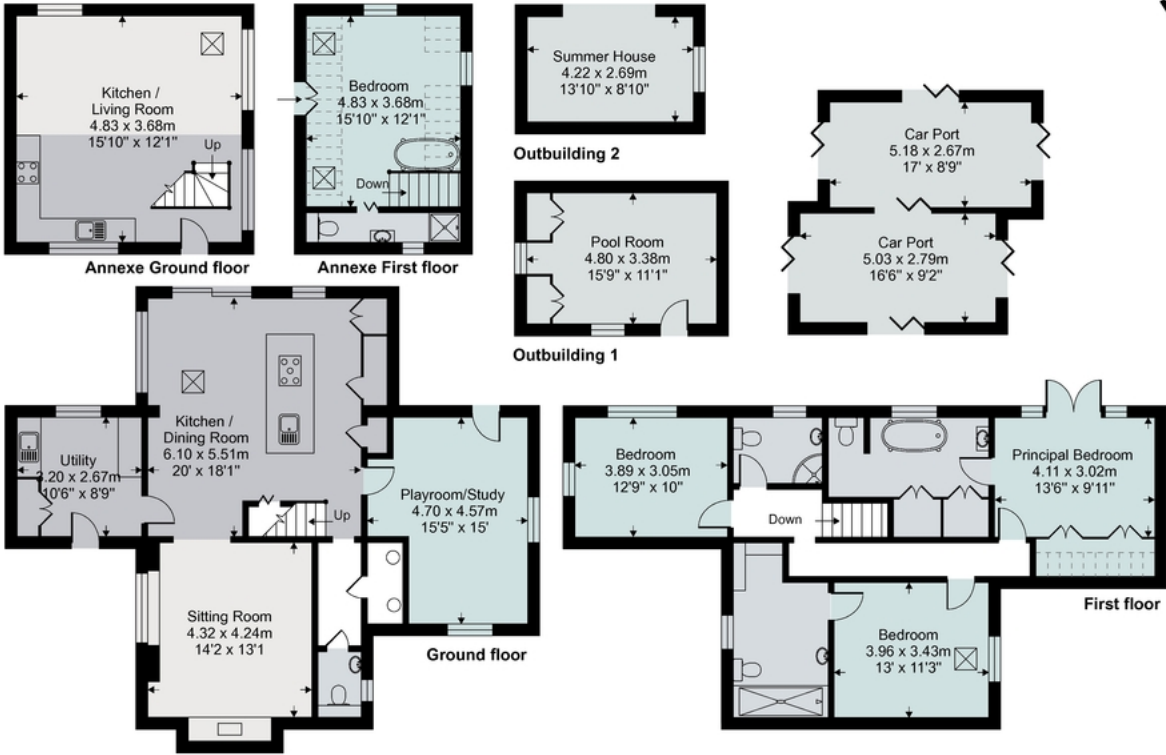




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Approximate Area = 2392 sq ft / 222.2 sq m
Limited Use Area(s) = 98 sq ft / 9.1 sq m
Outbuilding = 299 sq ft / 27.7 sq m
Total = 2789 sq ft / 259.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Savills (UK) Limited. REF: 845292

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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