



Grade II listed Georgian former Rectory

The Old Rectory, 157 Church Road, Kessingland, Suffolk, NR33 7SQ

Freehold



Entrance Hall • Drawing Room • Dining Room • Kitchen/
Breakfast Room • Utility Room • Cellar • Seven bedrooms with
four en suites • Family Bathroom • Study
Ground floor annexe consisting of: Sitting Room • Kitchen •
Bedroom and wet room
Outside: In all about two acres • Detached Coach House • Barn
• Small stables

The Property

The Old Rectory is a fine example of a Grade II listed Georgian house, offering spacious accommodation and retaining many quintessential period features throughout. The property has a ground floor, self-contained, one bedroom annexe, which could provide multi-generational living or used as a self contained let. The current owners run a highly successful and award winning Bed and Breakfast business using three of the main bedrooms within the house.

Elegant reception rooms provide the heart of the home with both the drawing and dining rooms offering ample space, perfect for entertaining friends and family, and containing feature fireplaces, high ceilings and French doors opening to the garden.

A study, to allow for working from home, is found on the first floor and has excellent views over the front garden and grounds.

With seven further bedrooms in the main property, four of which have en suites and one currently used as a dressing room, the property makes for an ideal spacious family home.

Outside

The property sits within charming, secluded grounds of about two acres. The gardens wrap around the house to provide a good deal of natural privacy. Approached via gates, leading up to a large gravel driveway, allows space for numerous vehicles to be parked. The gardens are a variety of large lawns with mature shrubs, pond and summerhouse, a formal area, with ornamental box hedging and rockery, and a variety of trees. A 'Snowdrop and Bluebell' woodland area provides natural habitat and beauty.

An ideal entertaining space has been created by the vendors, to the rear of the house, with patio terrace and a sunny aspect. Various areas of the garden make ideal seating spots to appreciate and admire the many different elevations of the house.

A detached coach house, with mezzanine floor, provides excellent characterful storage. Behind the coach house, a spacious, single storey barn allows for ideal storage of wood and garden machinery. There are also small stable style units within the annexe courtyard.





Location

Kessingland is a seaside village on the Suffolk coast with a wide expanse of grass leading to the sandy and shingle beach. The beach is 'dog friendly' all year round and provides excellent rural walking to Southwold, Lowestoft and beyond. The village benefits from two public houses, two restaurants and take away outlets, a primary school, church, petrol station and garage, library, and shops including grocery stores, chemist, post office, hairdressers, bakery, veterinary surgery, doctor's surgery and a lovely community.

Situated approximately eight miles away is the popular and highly renowned town of Southwold with its charming beach and selection of retail shops, cafés, and restaurants.

About six miles away, Lowestoft provides a train station with connecting routes to London Liverpool Street, via Ipswich and Norwich, as well as further retailers for everyday shopping and supermarkets. There is a

retail park situated about 2.5 miles away.

Services

Mains water, electricity, gas central heating and private drainage.

Local Authority

East Suffolk District Council
Council Tax Band G

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



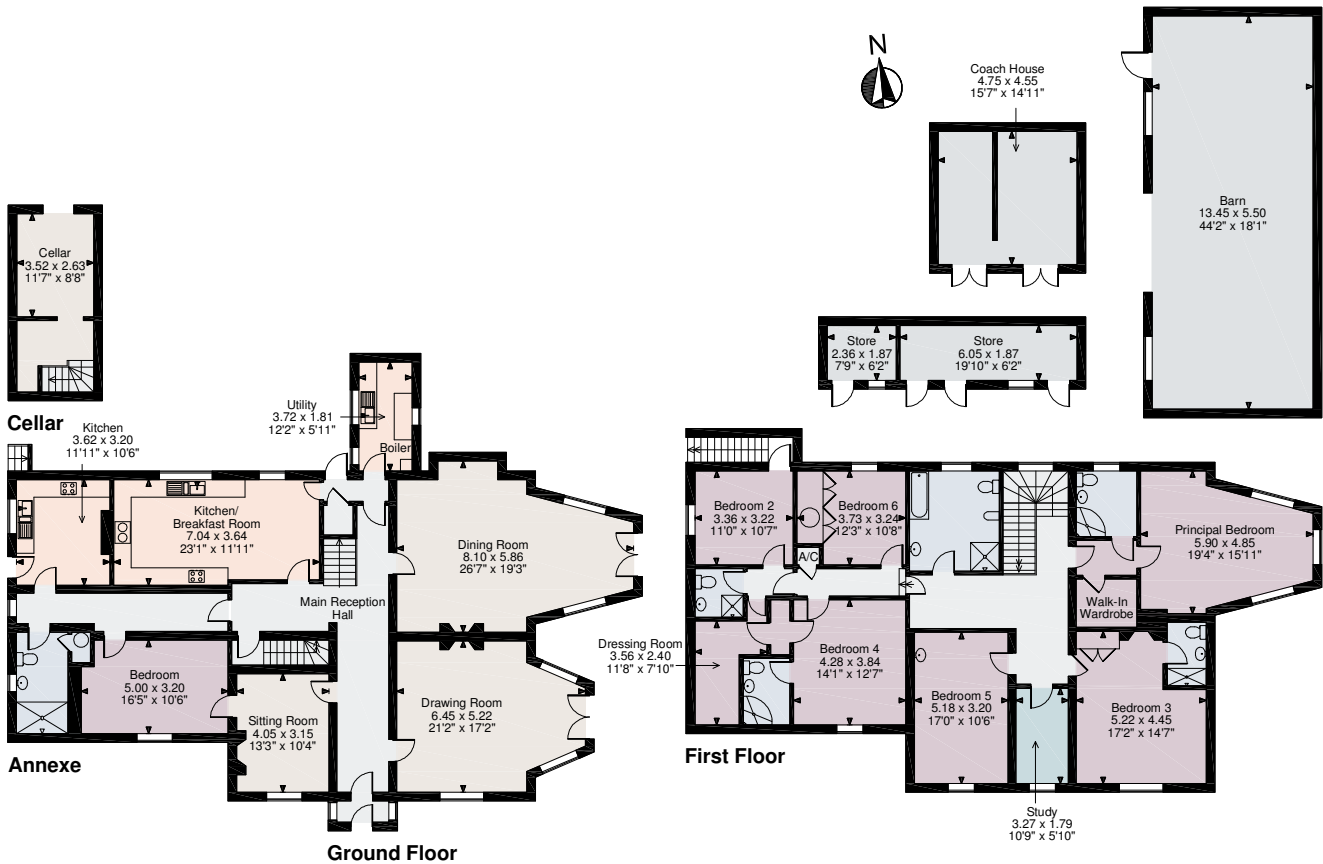
The Old Rectory, Church Road, Kessingland, NR33 7SQ
Main House gross internal area = 3,572 sq ft / 332 sq m
Outbuildings gross internal area = 1,201 sq ft / 112 sq m
Annexe gross internal area = 653 sq ft / 61 sq m



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