



Red House, Sudbourne, Suffolk

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ESTABLISHED 1966

**Red House
Snape Road
Sudbourne
Woodbridge
IP12 2AT**

- *Snape Maltings 3.5 miles*
- *Aldeburgh 9.5 miles*
- *Woodbridge 11.5 miles*

LOBBY | RECEPTION HALL | CLOAK/SHOWER ROOM | DRAWING ROOM | SITTING ROOM | KITCHEN/DINER CONSERVATORY | REAR LOBBY | PANTRY | THREE BEDROOMS | BATHROOM | WALLED GARDEN | COURTYARD STUDIO/GARDEN STORE | GARAGE | CAR PARKING

Red House is a superb detached house with a date stone of 1879. Formerly part of the Orford Estate, it is constructed of red brick elevations under a peg tile roof, with inset sash windows and a porthole window. The property was subject to some major repairs by the current owner in 2021 including replacing the roof, including new insulation, as well as repairs to the rear wall, the installation of a new bathroom and redecoration.

The front door opens to an entrance lobby, with doors to the cloak/shower room and conservatory, and this leads into a reception hall with solid oak flooring, and staircase to the first floor. The drawing room has high ceilings with plaster cornice and a marble mantelpiece housing a wood burner. There are built-in cupboards and display shelving on the other side of the room and solid oak flooring. The sitting room also has solid oak flooring with a fireplace housing a wood burner.

To the rear of the hall is the kitchen/diner with tiled ceramic checkerboard flooring. There is a range of built-in units with solid slate worktop and integrated Miele induction hob, oven/microwave and slimline dishwasher. There is an AGA for cooking and a separate unit housing the boiler. There is a dining area and plenty of space for dining and entertaining space in the adjoining conservatory.

An exquisite detached period house, presented in good condition, situated in a popular village close to the coast.

Guide: £625,000 FREEHOLD



Stairs ascend to the first-floor landing where there are three double bedrooms and a bathroom which is fitted with a white suite including a bath and separate shower with thermostatic shower and ceramic tiled floor.

Outside

To the front of the house is a parking space and a shared access at the side leads to a further parking area with space for a couple of cars and a brick built single garage with electric roller door. An ornate wrought iron gate provides access to the garden and rear courtyard, with a matching gate to the front. The garden has an area of lawn with an archway of fruit trees, and some mature shrubs including bay, holly, camelia, buddleia and a wisteria. There is a gravel area planted with a variety of shrubs and spring bulbs. The rear courtyard has a detached brick studio/garden store, formerly a cobbler's workshop with power and light connected.

Services

Mains water and electricity are connected. Oil fired central heating and hot water. Private drainage via cesspit. Water softener.

Local Authority

East Suffolk - Council Tax Band E

Location

Sudbourne is a traditional rural village displaying a fine range of housing in terms of age and architecture and has an active village hall and the 14th Century church of All Saints. Of particular note is Captain's Wood, a nature reserve owned by the Suffolk Wildlife Trust, providing plenty of scenic walks.

Within reach are the riverside settlements of Orford, Snape & Aldeburgh catering for a variety of leisure pursuits including sailing, restaurants, public houses and a famous concert hall at The Maltings; together with miles of scenic riverside walks and world-renowned bird-watching. There are numerous golf clubs locally. The larger market town of Woodbridge offers a range of commercial entertainment and shopping amenities, together with a branch line railway station providing a service to London Liverpool Street, via Ipswich.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

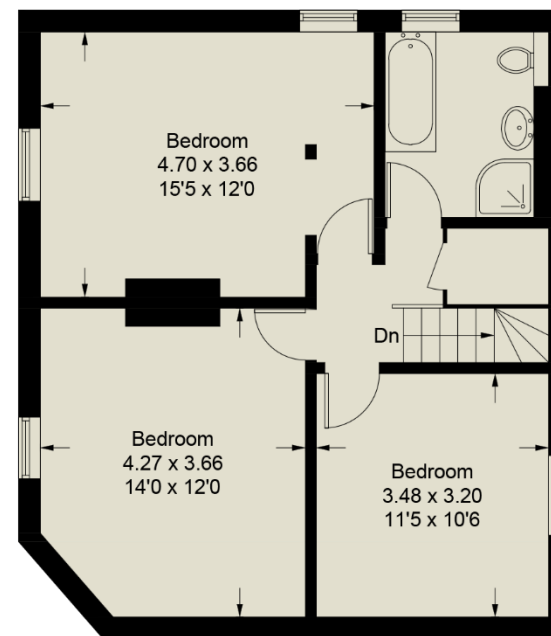


The Red House, Sudbourne

Approximate Gross Internal Area = 168.9 sq m / 1818 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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