



Cherry Tree Farmhouse, Aldringham Road, Knodishall

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ESTABLISHED 1966

Cherry Tree Farmhouse
Aldringham Road
Knodishall
Saxmundham
Suffolk
IP17 1UJ

GUIDE: £350,000

PORCH | CLOAKROOM | BREAKFAST ROOM | KITCHEN
LIVING ROOM | SITTING ROOM | THREE BEDROOMS
BATHROOM | GARDEN STORE | FRONT AND REAR
GARDENS | ABOUT 0.19 ACRE

KNODISHALL is a popular village with general stores, primary school and public house. The village is only a few minutes' drive from the East Suffolk heritage coastline at its nearest point of Thorpeness. Knodishall is also within easy reach of Aldeburgh, which has superb recreational facilities including sailing and golfing. Snape Maltings, home of the Aldeburgh Music festival, is about 3.5 miles away. The village is well placed to take advantage of all the amenities along the Suffolk Heritage Coast with bird sanctuaries, nature reserves, shingle beaches, wide river estuaries and gorse heathland. There is branch line rail service at Saxmundham to London Liverpool Street via Ipswich

The Property

Cherry Tree Farmhouse is a Grade II listed detached former farmhouse, dating from the late 17th Century with a flat roofed 20th Century extension. The property is timber framed constructed of rendered brick elevations under a thatched roof. The roof was rethatched in mid-2018. The living accommodation is surprisingly spacious and arranged over two floors retaining some fine timbers. The property is generally well maintained and presented and there is plenty of scope to update and improve the interior.



The back door opens into the porch, with doors opening to the cloakroom and breakfast room. Located off the breakfast room is a galley kitchen, fitted with a range of wall and base mounted cupboards and drawers with a built-in stainless-steel sink and space for a cooker with air cleaner over, dishwasher and washing machine. There are two well-proportioned reception rooms, one with a feature brick fireplace housing a gas coal effect fire and a door opening to the front garden.

Stairs rise to the first-floor landing, off which are three bedrooms and a bathroom fitted with a white suite with a bath, WC, handbasin, separate walk-in shower cubicle and an airing cupboard.

Outside

The property is accessed via a shared driveway off Aldringham Road leading to a five-bar gate opening into the rear garden which is laid to lawn. To the side of the house is a lean-to storage shed and there is further area of garden to the front which is laid to lawn with a couple of small trees and low-level timber fence. There is a pedestrian access from the road via a picket gate.

Services

Mains water, gas, electricity and drainage are connected. Gas-fired central heating.

Local Authority

East Suffolk – Council Tax Band E

Directions

IP17 1UJ

what3words: incorrect.beaten.translate

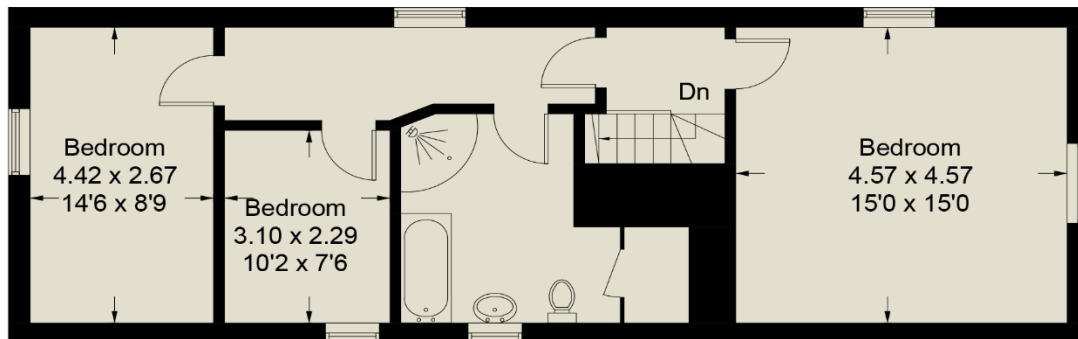
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

Viewing is strictly by appointment: Tel: (01728) 454505.
www.bedfords.co.uk

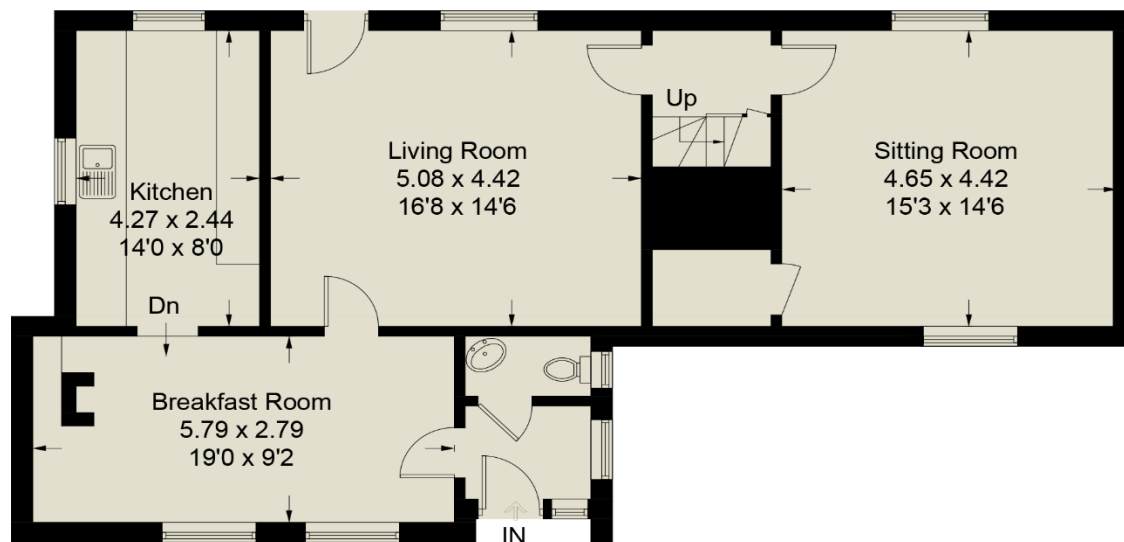


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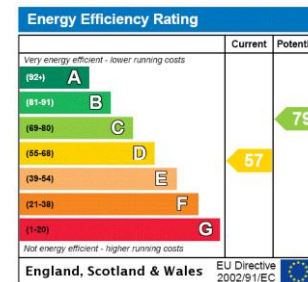
Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft



First Floor



Ground Floor



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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