



Clover Lea, Leiston Road, Aldringham, Suffolk

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# Bedfords

ESTABLISHED 1966



**Clover Lea**  
**Leiston Road**  
**Aldringham**  
**Leiston IP16 4QW**

- Aldeburgh 2 miles
- Thorpeness 3 miles
- Saxmundham 6.5 miles

HALL | SITTING ROOM | DINING ROOM | STUDY | KITCHEN | GAMES ROOM | UTILITY ROOM | WETROOM | FOUR BEDROOMS OCCASIONAL BEDROOM/DRESSING ROOM | 2 BATHROOMS | EN SUITE SHOWER ROOM | SELF CONTAINED ANNEXE | BRICK OUTBUILDING | HARD TENNIS COURT WITH PAVILION | GARDEN SHED | KENNELS | MATURE GARDENS

TWO LARGE BLOCK BUILDINGS | STABLE BLOCK | 4 FORMER REARING SHEDS | MACHINE SHED | GREENHOUSE | ORCHARD | 9 FENCED PADDOCKS | FISH POND | ABOUT 9 ACRES OF MIXED WOODLAND | IN TOTAL ABOUT 34.7 ACRES/14 Ha (STMS)

Clover Lea is situated at the end of a long track and stands within delightful grounds including paddocks and woodland. Formerly a game farm, the property benefits from numerous buildings and presents an excellent business opportunity, subject to the necessary planning consents.

The house dates from the 1930s and is constructed of brick elevations under a slate roof, and has been substantially extended and remodelled, providing excellent family living space. The front door opens to an entrance hall leading to an inner hall, off which is the well-proportioned sitting room with a fireplace. The dining room has a brick fireplace housing a wood burner with excellent entertaining space and doors opening to the garden. There is also a study and a spacious games room. The kitchen is fitted with a range of wall and base mounted units with a range cooker, Samsung American style fridge freezer and microwave. A door opens to the utility room which has an adjoining wet room and back door. Stairs rise to the first floor where there are four bedrooms, one with an en suite, two bathrooms and an interconnecting occasional bedroom or dressing room

Across the drive is a self-contained annexe, which is used for holiday lets generating an annual income. Built in 2006 and updated in 2022, it is presented in excellent condition with a spacious living area, modern kitchen and double bedroom with en suite wet room. Outside there is a private garden enclosed by fencing and hedge.

**A rare opportunity to acquire a detached family house with an annexe, principal outbuildings of over 7,000 sq. ft., substantial stable block and numerous sheds, in a tucked away position close to Aldeburgh.**

**Guide: £1,500,000 FREEHOLD**









## Outside

Clver Lea is approached via a long track over which it has a right of way. The house occupies a generous garden plot extending to around an acre and is approached via a Tarmac drive providing ample parking space. The gardens surround the house and are mostly down to lawn with shrub beds and a variety of mature trees and shrubs including silver birch, pine and ash. There is a hard tennis court with an adjoining pavilion with covered entertaining area and lean to kitchenette as well as a timber garden shed and a kennel. To the west of the main garden is an orchard planted with apple, plum, quince and cherry trees. There is a greenhouse and kitchen garden area with a fruit cage. Next to the annexe is a brick outhouse with WC & shower.

## Outbuildings

To the west of the house is a yard where the main buildings are located. There are two block buildings, the first measures 60ft (18.28m) x 30ft (9.14m) externally, and has a first-floor office currently let out and providing an annual income. The ground floor is divided into two single bays and a double bay all enclosed by timber doors. Next door is a further building measuring 84ft (25.6m) x 42ft (12.8m) externally which is divided into a workshop, several store rooms and an office.

The stable block measures approx. 30m (98ft) x 10m (32 ft) overall and is constructed of red brick under a tiled roof. It comprises 10 loose boxes, a tack room and Groom's room. Nearby is a box profile clad machine shed which measures 10m (32 ft) x 7.5m (24 ft) overall. There are also 4 former game rearing sheds with pens and a pole shed clad in box profile.

## Land

The land is down to pasture with 9 fenced paddocks all with water supply from borehole. There are several belts of mixed deciduous woodland which extend to about 9 acres in total. On the northern side is a wildlife/fishing pond with a timber cabin. A public footpath runs along the track on the south western boundary of the property.

## Services

Mains water and electricity are connected. LPG-fired central heating to the house and annexe. Private drainage and additional private water supply from a borehole.

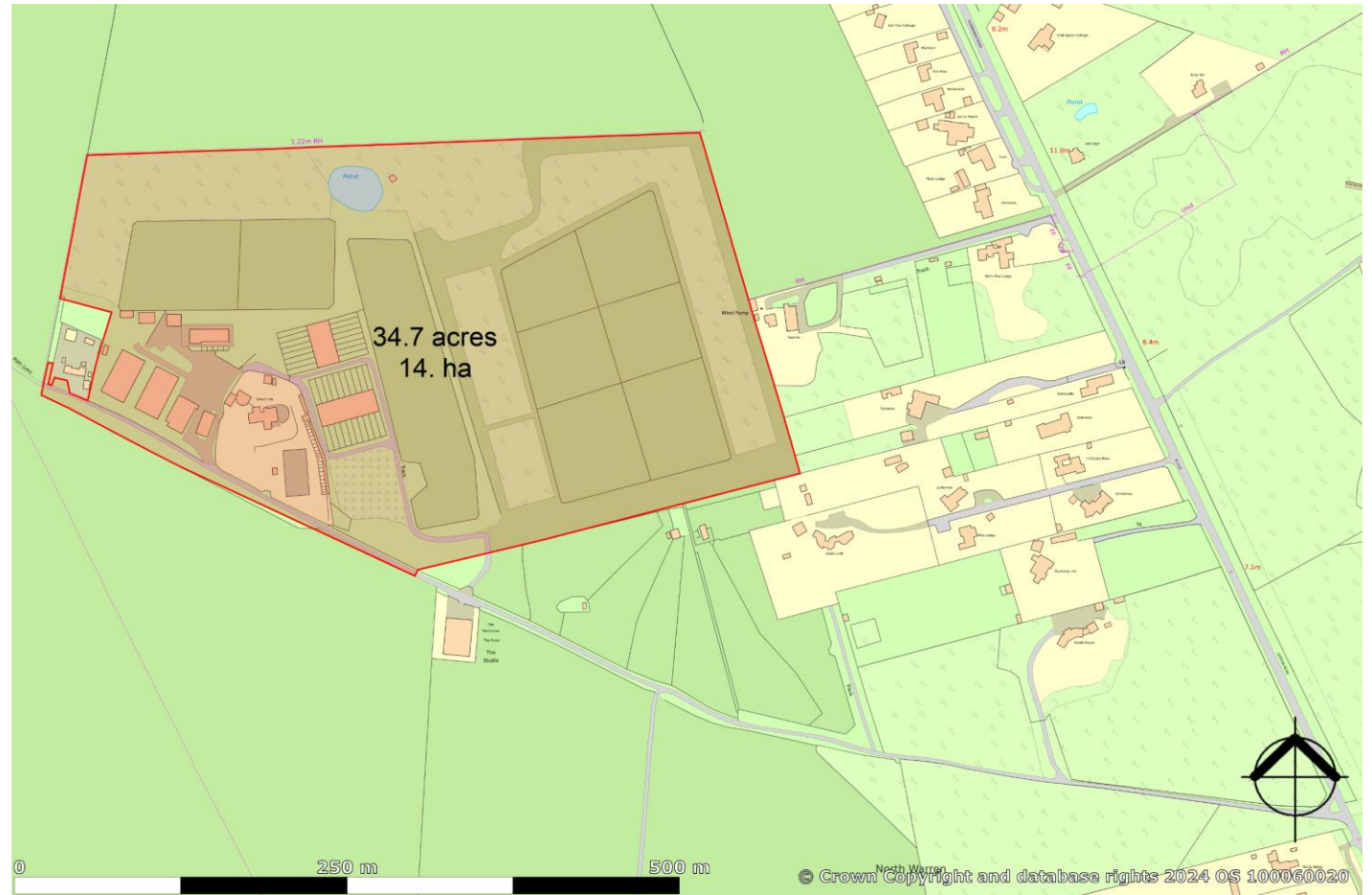
**Local Authority:** East Suffolk Council. Tax Band: G.

## Directions

IP16 4QW what3words – ordeals.landlady.wakes

## Location

The property is situated within the Suffolk Coastal Area of Outstanding Natural Beauty. Aldeburgh and Thorpeness are both close by, with beautiful shingle beaches. Aldeburgh has excellent local shops, boutiques, pubs and restaurants. There is also a cinema, two supermarkets and two yacht clubs. Leiston also has local shops and a supermarket. Saxmundham provided further facilities and has a branch line railway station providing access to London Liverpool Street via Ipswich. The world-famous Snape Maltings with its concert hall and retail outlets is also within easy reach.



# Clover Lea, Aldringham

Approximate Gross Internal Area = 344.0 sq m / 3703 ft

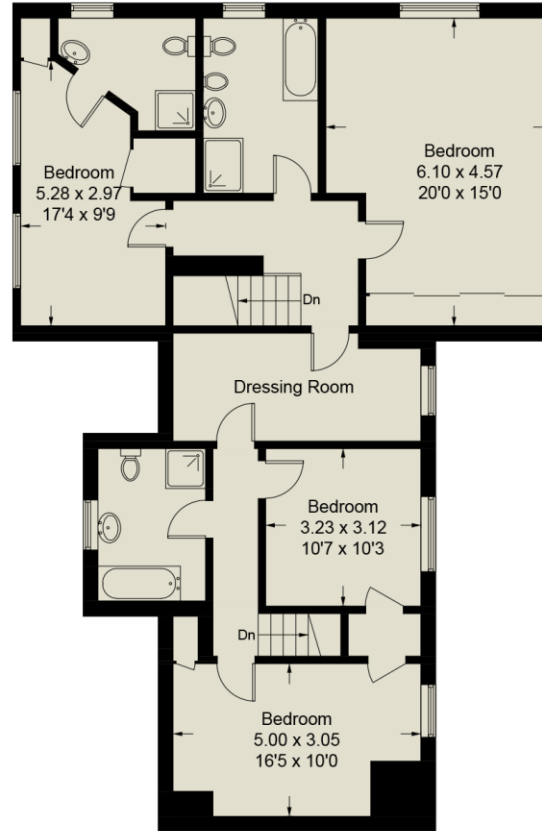
Annexe = 71.5 sq m / 770 sq ft

Total = 415.5 m / 4473 ft

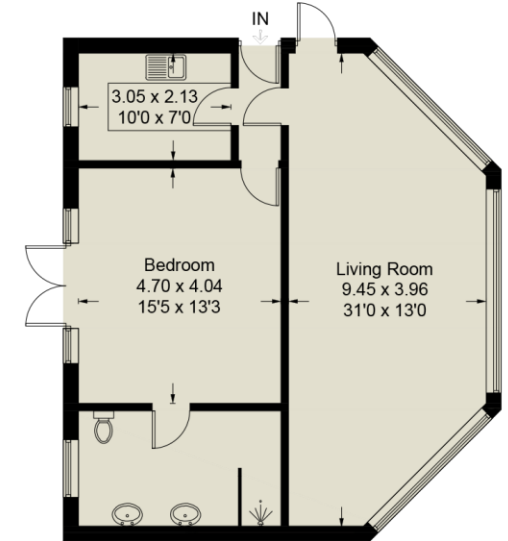
(Excluding External Cupboard)



Ground Floor

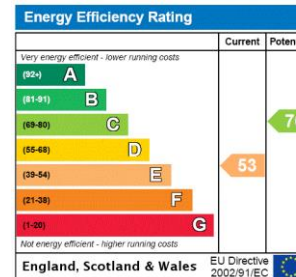


First Floor

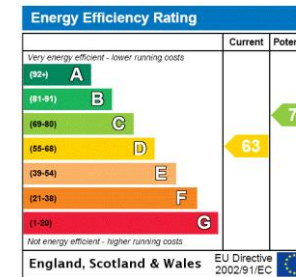


Annexe

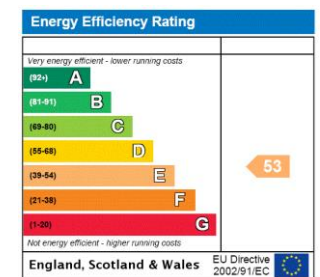
(Not Shown In Actual Location / Orientation)



House



Annexe



Office













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