



Barley Break, 71 Silverlace Green, Benhall, Suffolk

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ESTABLISHED 1966



**Barley Break**  
**71 Silverlace Green**  
**Benhall**  
**Saxmundham IP17 1JH**

- *Saxmundham 3.5 miles*
- *Framlinham 6 miles*
- *Aldeburgh 8 miles*

ENTRANCE LOBBY | CLOAKROOM | SITTING ROOM |  
CONSERVATORY | KITCHEN | UTILITY AREA | 2 BEDROOMS  
BATHROOM | GARDEN | WORKSHOP | LOG STORE |  
SUMMERHOUSE

Barley Break is a delightful semi-detached cottage nestled in unspoilt countryside above the Alde Valley. The property is built of brick elevations under a tiled roof with double-glazed windows. Most of the rooms have attractive views across the extensive garden, and upstairs there are far reaching views.

The front door opens to a lobby which has a door to the under stairs cloakroom. The sitting room is well-proportioned and features a brick chimney breast housing a wood-burner. To either side are display shelves with cupboards underneath. A door leads to the kitchen which has a range of wall and base mounted units, an integrated electric oven and four-ring ceramic hob. Off the kitchen is a utility area with a full height cupboard and further cupboard with plumbing for a washing machine.

A staircase ascends from the sitting room to the first-floor bedroom which has a door leading to the second bedroom and bathroom. The bathroom is fitted with a bath with thermostatic shower, WC and hand basin.

**A charming semi-detached Victorian cottage in a glorious position surrounded by open countryside with gardens and outbuildings.**

**Guide: £350,000 FREEHOLD**





## Outside

The property has a right of way over the neighbouring property's driveway which leads to a hard standing parking area. Adjacent to this is a weatherboarded log store and substantial workshop, as well as a timber summerhouse, both with power connected.

The garden is 'L' shaped and is to the east and south of the cottage and enclosed by mature hedgerow. There is an area of kitchen garden, some rose and shrub beds, as well as some fruit trees and a mature willow. At the southern end of the garden is a further area of land accessed via a gate with the potential to provide further parking. The land extends to about 0.44 acre (stms)

## Services

Mains water and electricity are connected. Private drainage via a treatment plant. Oil-fired central heating.

## Local Authority

East Suffolk District Council. Council Tax Band C.

## Location

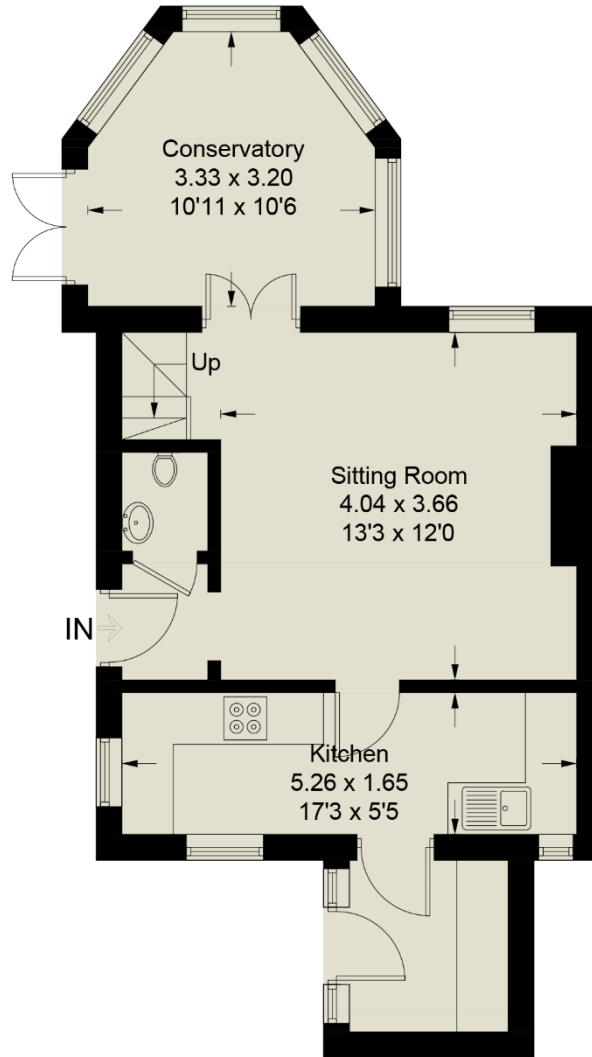
Silverlace Green is a small hamlet situated on the northern side of the Alde Valley and is surrounded by attractive farmland and woodland. There is easy access to the A12, Saxmundham and the Heritage Coast. Saxmundham has excellent local amenities including local shops, public houses and restaurants and two supermarkets. There is also a branch line railway station with service to London Liverpool Street via Ipswich. Also close by is the world-famous Snape Maltings concert hall, and Aldeburgh which has beautiful shingle beaches and a wide range of restaurants, shops and boutiques, as well as two sailing clubs.

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

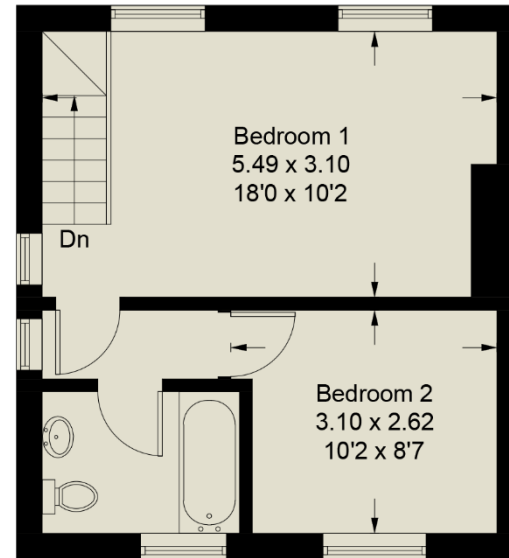


# 71 Silverlace Green, Benhall

Approximate Gross Internal Area = 77.0 sq m / 829 sq ft



**Ground Floor**



**First Floor**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>105</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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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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