



32 Sandy Lane, Iken, Woodbridge, IP12 2HE

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Bedfords

ESTABLISHED 1966

32 Sandy Lane Iken Woodbridge Suffolk IP12 2HE

- Iken Church 1 mile
- Snape Maltings 2.2 miles
- Aldeburgh 5.4 miles
- Aldeburgh 8 miles

LOBBY | DINING HALL | SITTING ROOM | LIVING ROOM | KITCHEN | UTILITY/SHOWER ROOM | 3 BEDROOMS | BATHROOM | DETACHED OUTBUILDING WITH OFFICE AND SELF-CONTAINED 1 BED FLAT | 2 BAY CARPORT | CAR PARKING | FRONT GARDEN | LARGE LANDSCAPED REAR GARDEN | SUMMERHOUSE | SHED | ABOUT 0.43 ACRE STMS

A delightful period cottage situated in an exceptional position close to the River Alde and the Heritage Coast. The property benefits from attractive open country views to the front and is located along a peaceful country lane.

32 Sandy Lane is a semi-detached cottage which is built of red brick elevations under a pantile roof. Planning permission was granted in 2016 for a single-story extension which has added an excellent living room overlooking the rear garden. The living room has oak flooring and overlooks the rear garden with doors opening to a terrace. The sitting room has built in cupboards and display shelving with a fireplace housing a wood burner. The entrance hall also has a fireplace and is ideal for entertaining, it is accessed via a lobby from the front door.

The kitchen is equipped with a range of cupboard and drawer units with an Aga range as a focal point. There is an integrated Neff oven and induction hob as well as a slimline dishwasher and fridge. Under the stairs is a larder and there is a rear lobby leading to a back door and a downstairs cloak/shower room with plumbing for a washing machine.

The first-floor is accessed via a staircase leading to the landing off which are three good-sized bedrooms, all with built-in cupboards. There is a family bathroom with a bath, walk-in shower, basin set in a vanity unit and a WC.

An exceptional semi-detached cottage in a glorious setting close to the Alde Estuary, with a self-contained annexe and beautiful gardens.

Guide: £750,000 FREEHOLD



Outside

The property has a gravel driveway with parking space for a number of cars. There is a detached annexe/carport which has painted weatherboard elevations under a pantile roof. This incorporates a double carport with ample storage space and a ground floor office with power and internet connected. On the first floor is a self-contained flat comprising living area with open-plan kitchen, a double bedroom and shower room.

There is a pretty enclosed garden to the front and the main garden is to the rear. A stone paved terrace runs across the rear of the property and is ideal for outdoor dining and entertaining. The garden has a large sweeping lawn with rose beds and a water feature with a cascade. There are a number of trees including oak, pear, apple and flowering cherry. At the bottom of the garden are a couple of raised beds and there is a timber summerhouse and garden shed.

Services

Mains water and electricity are connected. Oil-fired central heating. Drainage to a septic tank which is shared and located on the adjoining property. The owners are in the process of installing an Environment Agency approved sewage treatment plant at their expense. Ultrafast broadband is available (Offcom).

Location

Iken is a small village in a designated Area of Outstanding Natural Beauty, close to the river Alde and Snape Maltings in what is arguably one of Suffolk's most sought-after areas. The village is close to Tunstall and Rendlesham forests, offering excellent walking, bike riding and horse riding. The coastal villages of Orford and Aldeburgh are close by, with first rate shopping, restaurants, and sailing and leisure facilities. Woodbridge is also within easy driving distance, with an excellent range of amenities including a railway station with service to London Liverpool Street via Ipswich. There is also a branch line station at Campsea Ashe.



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

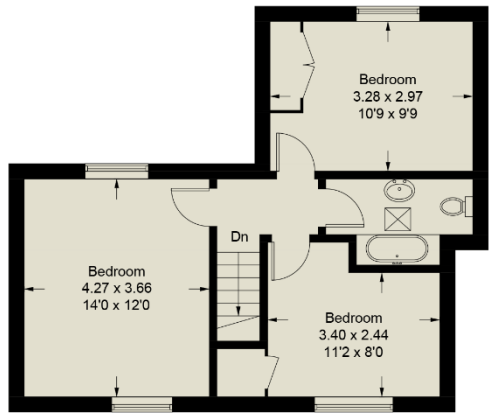
Cottage

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 75 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

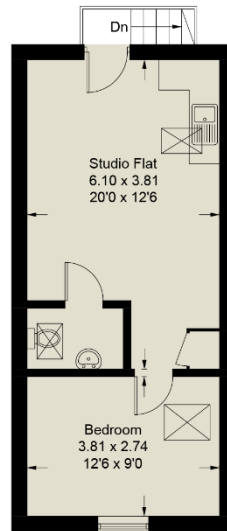
Annexe

32 Sandy Lane, Iken

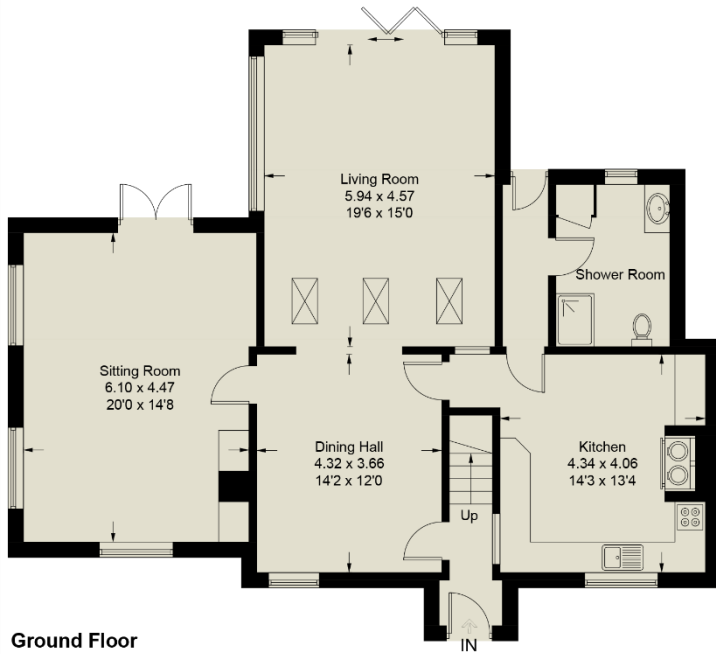
Approximate Gross Internal Area = 156.3 sq m / 1682 sq ft
 Outbuilding = 64.5 sq m / 694 sq ft
 Total = 220.8 sq m / 2376 sq ft



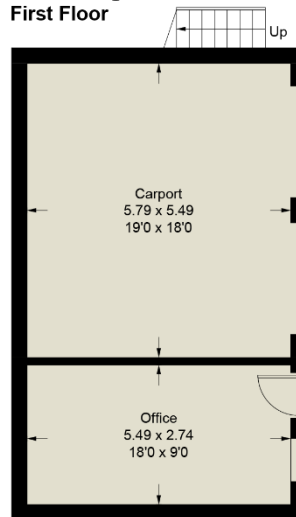
First Floor



Outbuilding First Floor



Ground Floor



Outbuilding Ground Floor







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