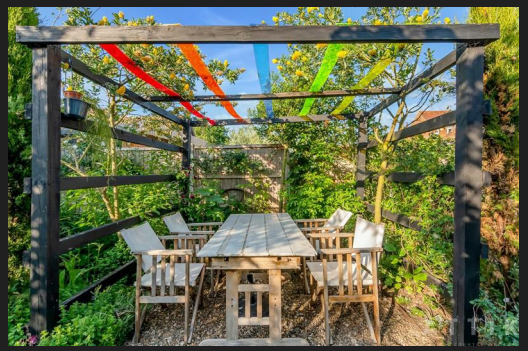
7 Burrells Cottages

Post Office Road

Knodishall

IP17 1UF



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7 Burrells Cottages

Guide Price £340,000

Charming, Sustainable Living close to the Coast...
Tucked away in the heart of the charming village of Knodishall, just a short drive from the beautiful Suffolk Heritage Coast, 7 Burrell Cottages is a delightful blend of countryside charm and modern sustainability. With its pretty exterior, stylishly presented interiors, and thoughtful eco-conscious upgrades, this two-bedroom period cottage offers a warm, welcoming retreat in an enviable location.

Step through the front door into a bright porch with space for coats, boots, and books, before entering the first of two reception rooms – currently arranged as a dining room, with a sash-style UPVC window and a cosy electric wood-burner effect fire. Beyond lies a generous sitting room, bathed in light from dual-aspect windows and complete with a cast iron fireplace, offering a perfect place to relax in comfort. The kitchen is a standout feature – beautifully designed in a soft green-grey palette, with plenty of cupboard space, an integrated oven and hob, and views over the rear garden. A handy utility area provides further space for appliances, and a smart, fully tiled shower room completes the ground floor.

Upstairs, you'll find two lovely bedrooms – the principal bedroom to the rear enjoys garden views, exposed painted floorboards, a wall of fitted wardrobes, and a spacious en suite bathroom with a full-sized bath and separate shower. The second bedroom, to the front, makes an excellent guest room or study, with a built-in cupboard and charming period fireplace.

Throughout the home, brand new programmable storage heaters provide efficient heating, while 13 recently installed solar PV panels (fitted to both front and rear elevations) help lower energy bills and reduce environmental impact. The cottage also benefits from an insulated external acrylic render, ensuring comfort year-round and future savings. The solar system is future-ready too – with capacity to add battery storage if desired.

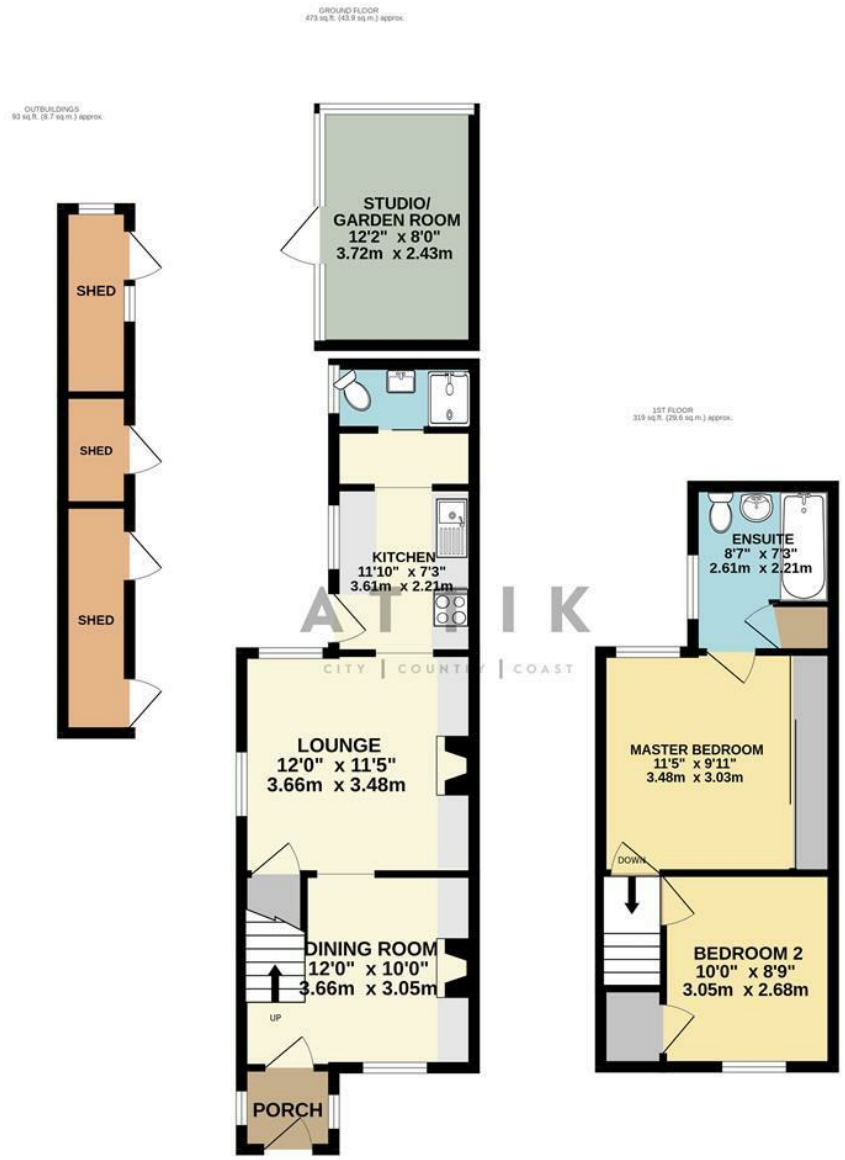
Outside, the rear garden is a lovely, manageable, and extremely private space – ideal for morning coffee, evening wine, or a quiet moment surrounded by nature, with an abundance of easy to maintain mature planting and a pond. Additionally, there's a modern insulated studio/ workplace, and several brick-built stores.

Knodishall itself is a friendly and peaceful village. surrounded by a lovely common, and everything you need is close at hand, there's a shop, a market garden and a garage. The seaside town of Aldeburgh is just a few minutes away, with its shingle beach, independent shops and art galleries, while Saxmundham – just four miles away – offers supermarkets, schools, and a direct rail link to London Liverpool Street (approx. 2 hours). The market towns of Leiston, Framlingham, and Southwold are all within easy reach, as are miles of open countryside and coastal footpaths.

Beautifully presented, thoughtfully upgraded, and perfectly placed to enjoy both coast and countryside, 7 Burrell Cottages is a truly special home – ideal as a permanent residence, a relaxing getaway, or a charming investment on the Suffolk coast.

Agents notes...

A pre-recorded walkaround tour is available for this property.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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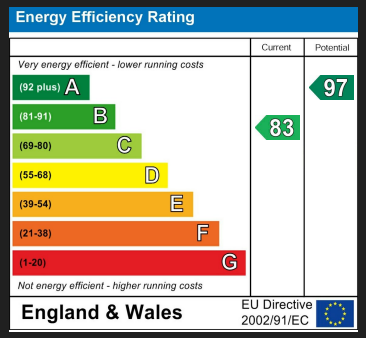
Local Authority

East Suffolk

Council Tax Band

B

Directions



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