



## Kelsale, Saxmundham

Guide Price £425,000

- 17th Century Detached Cottage
- Historic Charm & Character Features
- Village Location
- Grade II Listed
- Three Bedrooms
- Driveway for Several Vehicles
- Inglenook Feature Fireplace



# Curlew Green, Kelsale

A charming 17th Century detached cottage with historic character features and off road parking, situated in the quiet village location of Kelsale. The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.



Council Tax Band: E



## DESCRIPTION

Nestled in the idyllic setting of Curlew Green, Rosebank is a beautifully preserved Grade II Listed 17th-century detached cottage that blends historical charm with modern convenience. Boasting traditional rendered elevations beneath a pitched and half-hipped thatched roof with a central chimney stack, the cottage radiates timeless character. A small projecting entrance lobby, with plain tile roofing, leads into the heart of the home.

The cottage enjoys a private, well-maintained lawned garden enclosed by a boundary wall, alongside a driveway with parking for up to three vehicles. At the rear, a small lawned garden offers a tranquil retreat, while a single-storey modern brick extension complements the original structure. The extension features brick and part lap-boarded elevations beneath a slate-covered roof, providing additional living space and a useful store with power and lighting. A further bathroom extension, finished in brick and render with a pantile roof, completes the additions.

## INTERIORS

Entry is via a side stable door leading into a charming galley kitchen fitted with ample storage and modern appliances, including an electric oven and hob. This opens into a spacious kitchen/breakfast room with additional electric hob, composite sink unit, tiled flooring, with deep windows overlooking the garden.

The magnificent double reception room is a standout feature, showcasing a wealth of exposed wall and ceiling timbers and natural light from three aspects. The room is dramatically divided by a substantial inglenook fireplace with dual open fires serving

both reception areas, perfect for cosy evenings.

A side lobby leads to an elegant and spacious bathroom featuring a clawfoot bath, separate shower, basin, and W.C. An additional W.C. is conveniently located off the lobby.

Upstairs, a partially galleried landing with exposed brick chimney breast, latch doors leads to three bedrooms, each rich in period details. The principal bedroom is notably generous in size and displays beautiful exposed floor and ceiling timbers, along with a charming gable-end window.

## EXTERIOR

The rear garden offers a private, peaceful space with mature screening for added seclusion. Combined with the off-road parking and historic character throughout, Rosebank offers a rare opportunity to own a truly special period home.

## AGENTS NOTE

The drainage system will need to be replaced. The current system sits outside the curtilage of the property. The vendor advises that consent for system maintenance and replacement is written into the deeds of the property.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains water and electricity, private drainage.



## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

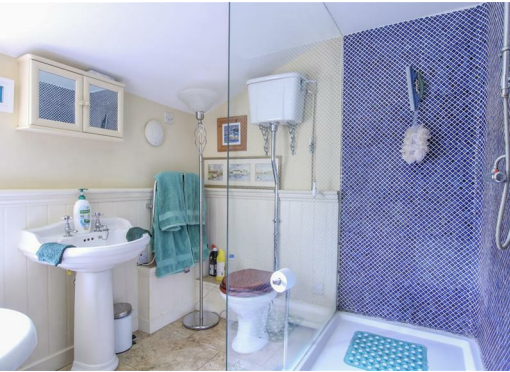
Tel: 01728 633777 Ref: 20939/RDB.

## FIXTURES & FITTINGS

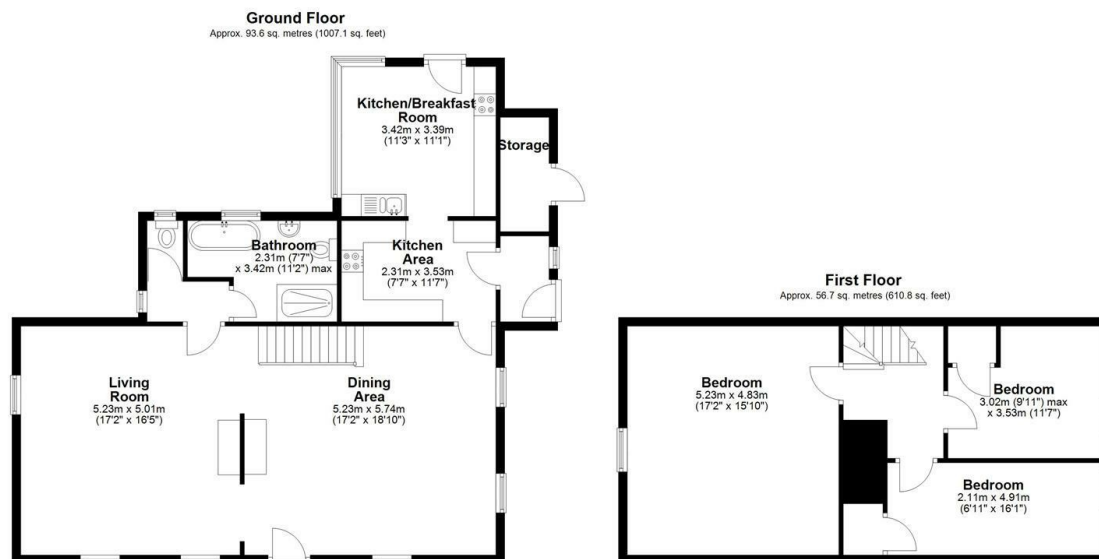
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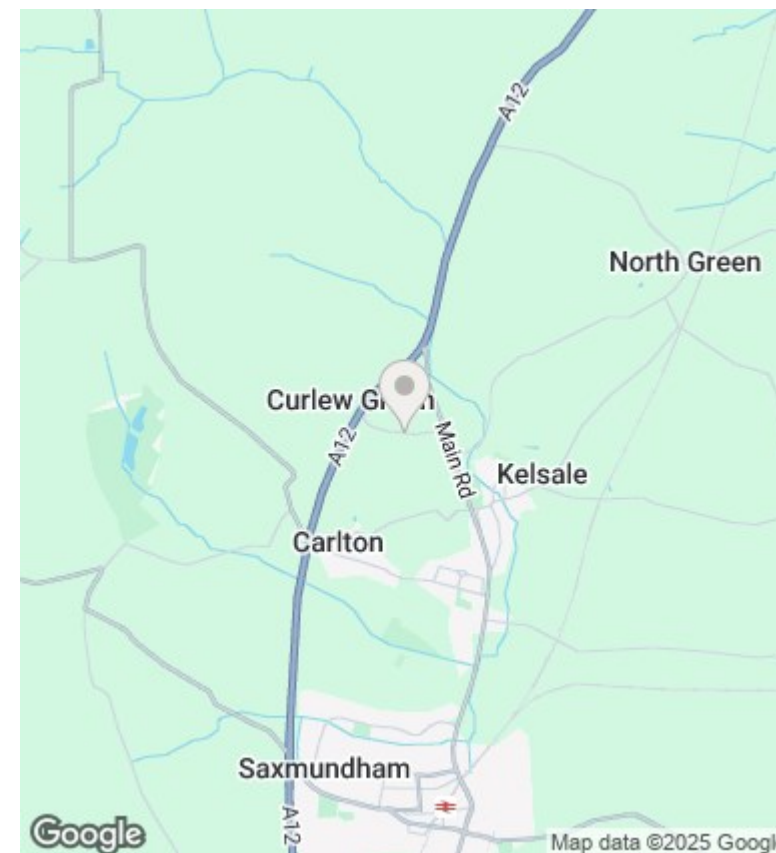








Total area: approx. 150.3 sq. metres (1617.9 sq. feet)



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)